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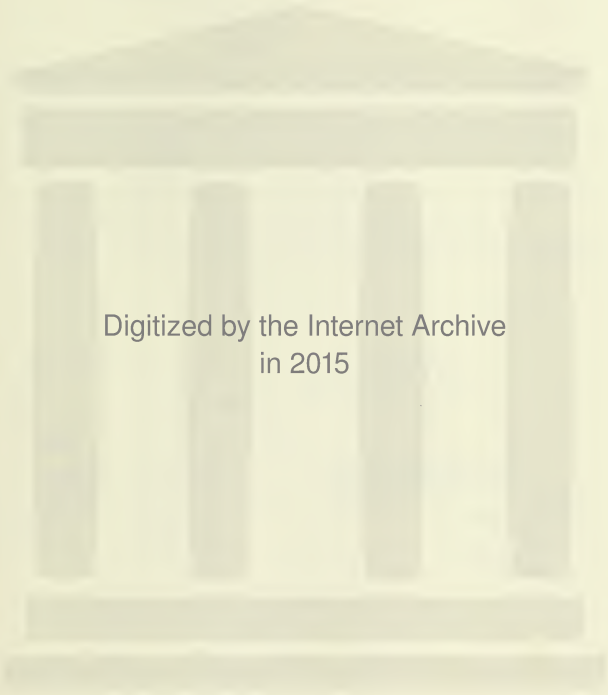
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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 1, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5944
APPLICANT:	MCGUIRE, DENNIS
PARCEL NO.:	6505 036
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$937,002.00
APPLICANT'S OPINION:	$654,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5963
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$2,677,500.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5964
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,898,599.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5965
APPLICANT:	NUKITA INVESTMENTS, LLC
PARCEL NO.:	5066B021
PARCEL ADDRESS:	2189 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,927,954.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5971
APPLICANT:	WALGREEN COMPANY # 3711
PARCEL NO.:	6569 121
PARCEL ADDRESS:	3400 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,690,000.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5972
APPLICANT:	WALGREEN COMPANY # 3711
PARCEL NO.:	6569 121
PARCEL ADDRESS:	3400 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,770,494.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6154
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 1539 CHURCH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$653,778.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6155
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 1539 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$668,204.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6156
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 1539 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$681,568.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6157
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 1539 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$679,950.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6158
APPLICANT:	POLO, ROBERT
PARCEL NO.:	6593 019
PARCEL ADDRESS:	1537 1539 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$685,068.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6164
APPLICANT:	POLO, ROBERT
PARCEL NO.:	1368 039
PARCEL ADDRESS:	0126 0128 9TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$730,925.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6217
APPLICANT:	TAN, CHRISTINA
PARCEL NO.:	3537 060
PARCEL ADDRESS:	0024 BELCHER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,452,003.00
APPLICANT'S OPINION:	$1,102,003.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6298
APPLICANT:	CAMERA, BARBARA
PARCEL NO.:	3519 016
PARCEL ADDRESS:	P000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$778,984.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4162
APPLICANT:	WALGREEN COMPANY # 9886
PARCEL NO.:	6569 121
PARCEL ADDRESS:	3400 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,985,903.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 1, 2013, at 9:34 a.m.

Present: Louisa Mendoza, Mervin Conlan and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

On the following listed application for change in the assessed valuation of property affecting the 2009 assessment roll year, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6217	Christina Tan	Submitted (Verbal Stipulation Denied, 2 to 1 vote with member Conlan dissenting)

At the hour of 10:35 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:55 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6217	Christina Tan	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-5944	Dennis McGuire	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5971	Welgreen Company #3711	Withdrawn
2011-5972	Welgreen Company #3711	Withdrawn
2011-6154	Robert Polo	Postponed
2011-6155	Robert Polo	Postponed
2011-6156	Robert Polo	Postponed
2011-6157	Robert Polo	Postponed
2011-6158	Robert Polo	Postponed
2011-6164	Robert Polo	Postponed
2011-6298	Barbara Camera	Rejected
2012-4162	Walgreen Company #9886	Withdrawn

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There being no further business, the Board, at the hour of 11:05 a.m., recessed to reconvene Monday, July 8, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 8, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 1, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0699
APPLICANT:	SAN FRANCISCO TENNIS CLUB
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 5TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,500,000.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4402
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3774 026
PARCEL ADDRESS:	0270 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,066,636.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4845
APPLICANT:	WAC SFTC HOLDINGS LLC
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 5TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,379,842.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4916
APPLICANT:	GOLFSMITH INTERNATIONAL
PARCEL NO.:	3706 061
PARCEL ADDRESS:	0735 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,813,302.00
APPLICANT'S OPINION:	$13,360,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4946
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2011702422
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,759,978.00
APPLICANT'S OPINION:	$7,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4947
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2011701888
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,964,746.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4951
APPLICANT:	SCHWENSIU PROPERTY LTD
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,881,158.00
APPLICANT'S OPINION:	$2,637,232.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4952
APPLICANT:	SCHWENSIU PROPERTY LTD
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,557,347.00
APPLICANT'S OPINION:	$7,873,073.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4953
APPLICANT:	ST. MARY'S HOSPITAL
PARCEL NO.:	1191 038
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,632,023.00
APPLICANT'S OPINION:	$20,630,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4954
APPLICANT:	ST. FRANCIS HOSPITAL ASSOC
PARCEL NO.:	0280 031
PARCEL ADDRESS:	1199 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,592,619.00
APPLICANT'S OPINION:	$6,268,538.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5595
APPLICANT:	WAC SFTC HOLDINGS LLC
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 5TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,192,416.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5649
APPLICANT:	SAN FRANCISCO TENNIS CLUB
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 5TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,278,163.00
APPLICANT'S OPINION:	$8,778,218.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5650
APPLICANT:	SAN FRANCISCO TENNIS CLUB
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 5TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,606,369.00
APPLICANT'S OPINION:	$8,756,369.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3110
APPLICANT:	SCHWENSIU PTY LTD
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,998,780.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3113
APPLICANT:	SCHWENSIU PTY LTD
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,908,494.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3199
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2012701886
PARCEL ADDRESS:	00000000 0000PARKMERCED NON-STUDENT APTS ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,425,000.00
APPLICANT'S OPINION:	$1,212,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ROLL CORRECTION

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3209
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO.:	2012702385
PARCEL ADDRESS:	00000000 0000NO.PARKMERCED NON STUDENT APTS ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,035,178.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3837
APPLICANT:	WAC SFTC HOLDINGS LLC
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 5TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,801,815.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4008
APPLICANT:	ST. FRANCIS HOSPITAL ASSOCIATION
PARCEL NO.:	0280 031
PARCEL ADDRESS:	1199 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,968,282.00
APPLICANT'S OPINION:	$6,397,081.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4009
APPLICANT:	ST. MARY'S HOSPITAL
PARCEL NO.:	1191 038
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,044,662.00
APPLICANT'S OPINION:	$6,313,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4203
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3774 026
PARCEL ADDRESS:	0270 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,407,968.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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City Hall, Room 405
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San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, JULY 2, 2013
9:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review and finalize the Board's tentative decision and statement of findings of fact for the below listed TIC appeal application, and to take possible action on the application at issue (pursuant to Revenue and Taxation code sections 1605.4):

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APPLICATION:	2011-4126
APPLICANT:	WOSSNER, JORN
PARCEL NO.:	0133 036
PARCEL ADDRESS:	0369 - 0377 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,912,440.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 2, 2013, at 9:06 a.m.

Present: Gregory Blaine, Jeffrey Morris and Mark Watts

Quorum present

Chairperson: Gregory Blaine, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 9:10 a.m. to consult with counsel, review and finalize the Board's tentative decision regarding valuation methodology for the TIC property at issue in the below listed application.

At the hour of 11:33 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4126	Jorn Wossner	The Board issued a tentative decision to the parties regarding valuation methodology for the subject property; reschedule hearing for parties to complete their presentations accordingly.

There being no further business, the Board, at the hour of 11:40 a.m. recessed to reconvene Tuesday, July 9, 2013, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board July 9, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 2, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3054
APPLICANT:	BANK OF AMERICA CORPORATE REAL ESTATE
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$144,719,249.00
APPLICANT'S OPINION:	$70,940,808.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3008
APPLICANT:	BANK OF AMERICA CORPORATE REAL ESTATE
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$144,376,265.00
APPLICANT'S OPINION:	$73,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4144
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CENTER
PARCEL NO.:	0695 006
PARCEL ADDRESS:	1101 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,767,915.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4146
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CENTER
PARCEL NO.:	0695 005
PARCEL ADDRESS:	1255 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,691,975.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4187
APPLICANT:	TISHMAN SPEYER ARCHSTONE
PARCEL NO.:	3750 089
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$178,040,270.00
APPLICANT'S OPINION:	$135,262,790.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4334
APPLICANT:	HUDSON 1455 MARKET LLC
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$145,463,415.00
APPLICANT'S OPINION:	$73,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4490
APPLICANT:	100 CAL. STREET PROP. LLC
PARCEL NO.:	0236 017
PARCEL ADDRESS:	0100 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$125,594,561.00
APPLICANT'S OPINION:	$64,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4493
APPLICANT:	URBAN HOUSING MB II, LLC
PARCEL NO.:	8711 028
PARCEL ADDRESS:	0555 MISSION ROCK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,821,470.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4596
APPLICANT:	SALVATORE FERRAGAMO INT'L INC.
PARCEL NO.:	0314 001
PARCEL ADDRESS:	0233 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$118,277,545.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 8, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3222
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	1020 012
PARCEL ADDRESS:	3398 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,640,974.00
APPLICANT'S OPINION:	$791,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4384
APPLICANT:	ARDWOOD INC
PARCEL NO.:	0957 014
PARCEL ADDRESS:	2961 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,993,906.00
APPLICANT'S OPINION:	$3,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5003
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	1020 012
PARCEL ADDRESS:	3398 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,653,327.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6372
APPLICANT:	MA, SANDY
PARCEL NO.:	5887 014
PARCEL ADDRESS:	0054 STONEYFORD AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6373
APPLICANT:	SCHWENGER, JOHN
PARCEL NO.:	4011 006
PARCEL ADDRESS:	0536 VERMONT ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$256,000.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6374
APPLICANT:	SCHWENGER, JOHN
PARCEL NO.:	4011 006
PARCEL ADDRESS:	0536 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$256,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6375
APPLICANT:	SCHWENGER, JOHN
PARCEL NO.:	4011 006
PARCEL ADDRESS:	0536 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$261,120.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6376
APPLICANT:	SCHWENGER, JOHN
PARCEL NO.:	4011 006
PARCEL ADDRESS:	0536 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$266,342.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6377
APPLICANT:	SCHWENGER, JOHN
PARCEL NO.:	4011 006
PARCEL ADDRESS:	0536 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$271,668.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6378
APPLICANT:	SCHWENGER, JOHN
PARCEL NO.:	4011 006
PARCEL ADDRESS:	0536 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$277,101.00
APPLICANT'S OPINION:	$102,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6379
APPLICANT:	SCHWENGER, JOHN
PARCEL NO.:	4011 006
PARCEL ADDRESS:	0536 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$276,443.00
APPLICANT'S OPINION:	$102,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6380
APPLICANT:	SCHWENGER, JOHN
PARCEL NO.:	4011 006
PARCEL ADDRESS:	0536 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$278,552.00
APPLICANT'S OPINION:	$104,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6415
APPLICANT:	MA, SANDY
PARCEL NO.:	5887 014
PARCEL ADDRESS:	0054 STONEYFORD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0003
APPLICANT:	THOMPSON, RONALD
PARCEL NO.:	5302 056
PARCEL ADDRESS:	2025 - 2045 MCKINNON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,959,252.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0006
APPLICANT:	TRAN, WINNIE
PARCEL NO.:	4591A051
PARCEL ADDRESS:	0165 CLEO RAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$210,000.00
APPLICANT'S OPINION:	$105,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0059
APPLICANT:	SCHWENGER, JOHN
PARCEL NO.:	4011 006
PARCEL ADDRESS:	0536 VERMONT ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$256,000.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	REJECTED AS INVALID

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 8, 2013, at 9:30 a.m.

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Present: Mervin Conlan, Fred Perez and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-3222	Prana Investments	Verbal Stipulation Approved
2011-5003	Prana Investments	Verbal Stipulation Approved
2011-6373	John Schwenger	Submitted
2011-6374	John Schwenger	Submitted
2011-6375	John Schwenger	Submitted
2011-6376	John Schwenger	Submitted
2011-6377	John Schwenger	Submitted
2011-6378	John Schwenger	Submitted
2011-6379	John Schwenger	Submitted
2011-6380	John Schwenger	Submitted
2012-0003	Ronald Thompson	Submitted
2012-0006	Winnie Tran	A.V. Lowered (Assessor)

At the hour of 11:42 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:58 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6373	John Schwenger	A.V. Lowered (Board)
2011-6374	John Schwenger	A.V. Lowered (Board)
2011-6375	John Schwenger	A.V. Lowered (Board)
2011-6376	John Schwenger	A.V. Lowered (Board)
2011-6377	John Schwenger	A.V. Lowered (Assessor)
2011-6378	John Schwenger	A.V. Lowered (Assessor)
2011-6379	John Schwenger	A.V. Lowered (Assessor)
2011-6380	John Schwenger	A.V. Lowered (Assessor)
2012-0003	Ronald Thompson	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4384	Ardwood Inc.	Withdrawn
2011-6372	Sandy Ma	Withdrawn
2011-6415	Sandy Ma	Withdrawn
2012-0059	John Schwenger	Rejected/Invalid

There being no further business, the Board, at the hour of 12:05 p.m., recessed to reconvene Monday, July 8, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 17, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 8, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4358
APPLICANT:	EXTRA SPACE WEST TWO
PARCEL NO.:	4339 001
PARCEL ADDRESS:	2501 2535 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,591,877.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4360
APPLICANT:	EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.:	3517 013
PARCEL ADDRESS:	1400 1450 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,222,542.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4361
APPLICANT:	USA SF SELF STORAGE, DST
PARCEL NO.:	3513 080
PARCEL ADDRESS:	0190 0198 OTIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,971,930.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3200
APPLICANT:	POTRERO INVESTOR II, LLC
PARCEL NO.:	4288 004
PARCEL ADDRESS:	1750 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,426,651.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3202
APPLICANT:	POTRERO INVESTOR II, LLC
PARCEL NO.:	4288 005
PARCEL ADDRESS:	1740 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,599,975.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3203
APPLICANT:	POTRERO INVESTOR II, LLC
PARCEL NO.:	4288 006
PARCEL ADDRESS:	1760 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,266,652.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4933
APPLICANT:	USA SF SELF STORAGE, DST
PARCEL NO.:	3513 080
PARCEL ADDRESS:	0190 0198 OTIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,122,318.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4934
APPLICANT:	EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.:	3517 013
PARCEL ADDRESS:	1400 1450 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,367,287.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4935
APPLICANT:	EXTRA SPACE WEST TWO
PARCEL NO.:	4339 001
PARCEL ADDRESS:	2501 2535 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,701,751.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0712
APPLICANT:	POTRERO INVESTOR II, LLC
PARCEL NO.:	4288 004
PARCEL ADDRESS:	1750 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,515,181.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0713
APPLICANT:	POTRERO INVESTOR II, LLC
PARCEL NO.:	4288 005
PARCEL ADDRESS:	1740 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,791,973.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0714
APPLICANT:	POTRERO INVESTOR II, LLC
PARCEL NO.:	4288 006
PARCEL ADDRESS:	1760 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,351,984.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3220
APPLICANT:	EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.:	3517 013
PARCEL ADDRESS:	1400 1450 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,754,631.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3221
APPLICANT:	USA SF SELF STORAGE, DST
PARCEL NO.:	3513 080
PARCEL ADDRESS:	0190 0198 OTIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,524,763.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3222
APPLICANT:	EXTRA SPACE WEST TWO
PARCEL NO.:	4339 001
PARCEL ADDRESS:	2501 2535 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,995,785.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 8, 2013, at 1:38 p.m.

Present: Mervin Conlan, Fred Perez and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
7/8/13

Appeal No.	Name	Disposition
2010-4358	Extra Space West Two	Denied-No Show
2011-4935	Extra Space West Two	Denied-No Show
2012-3222	Extra Space West Two	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4360	Extra Space of Folsom Street	Postponed
2010-4361	USA SF Selfr Storage, DST	Postponed
2011-3200	Potrero Investor II, LLC	Withdrawn
2011-3202	Potrero Investor II, LLC	Withdrawn
2011-3203	Potrero Investor II, LLC	Withdrawn
2011-4933	USA SF Selfr Storage, DST	Postponed
2011-4934	Extra Space of Folsom Street	Postponed
2012-0712	Potrero Investor II, LLC	Withdrawn
2012-0713	Potrero Investor II, LLC	Withdrawn
2012-0714	Potrero Investor II, LLC	Withdrawn
2012-3220	Extra Space of Folsom Street	Postponed
2012-3221	USA SF Selfr Storage, DST	Postponed

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There being no further business, the Board, at the hour of 1:50 p.m., recessed to reconvene Monday, July 15, 2013 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 17, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, July 9, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4377
APPLICANT:	VIDES, VICTORIA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 - 5089 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,119,341.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-6121
APPLICANT:	VIDES, VICTORIA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2917
APPLICANT:	VIDES, VICTORIA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 - 5089 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,127,768.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4207
APPLICANT:	AU, SIK-KEE
PARCEL NO.:	3580 001
PARCEL ADDRESS:	3703 - 3705 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,719,533.00
APPLICANT'S OPINION:	$1,754,693.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4212
APPLICANT:	149 MORRIS, LLC
PARCEL NO.:	1435 043
PARCEL ADDRESS:	0203 - 0211 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,611,181.00
APPLICANT'S OPINION:	$1,039,445.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5727
APPLICANT:	PATTERSON, LORI
PARCEL NO.:	3650 036
PARCEL ADDRESS:	1109 - 1115 CHURCH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$1,245,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5750
APPLICANT:	PATTERSON, LORI
PARCEL NO.:	3650 036
PARCEL ADDRESS:	1109 - 1115 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$1,145,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5751
APPLICANT:	PATTERSON, LORI
PARCEL NO.:	3650 036
PARCEL ADDRESS:	1109 - 1115 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,410,540.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5945
APPLICANT:	FRESH & EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,755,443.00
APPLICANT'S OPINION:	$9,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5946
APPLICANT:	FRESH & EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,896,671.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6283
APPLICANT:	GALASSI, PAUL
PARCEL NO.:	1843 049
PARCEL ADDRESS:	1401 - 10TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,200,000.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3807
APPLICANT:	AU, SIK-KEE
PARCEL NO.:	3580 001
PARCEL ADDRESS:	3703 3705 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,773,910.00
APPLICANT'S OPINION:	$1,803,245.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3808
APPLICANT:	HSU, ARTHUR
PARCEL NO.:	1435 043
PARCEL ADDRESS:	0203 0211 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,643,403.00
APPLICANT'S OPINION:	$1,068,245.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 9, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5064
APPLICANT:	581 MARKET ST PARTNERS LLC
PARCEL NO.:	3708 044
PARCEL ADDRESS:	0579 0581 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,572,967.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4382
APPLICANT:	APIC HOTEL VERTIGO LLC
PARCEL NO.:	0280 009
PARCEL ADDRESS:	0940 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,550,860.00
APPLICANT'S OPINION:	$9,413,144.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4386
APPLICANT:	581 MARKET ST PARTNERS LLC
PARCEL NO.:	3708 044
PARCEL ADDRESS:	0579 0581 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,660,109.00
APPLICANT'S OPINION:	$7,850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4750
APPLICANT:	GOLDMAN HOLDINGS, INC.
PARCEL NO.:	0146 006
PARCEL ADDRESS:	0644 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,023,600.00
APPLICANT'S OPINION:	$6,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5005
APPLICANT:	UN PLAZA ASSOCIATES, LP
PARCEL NO.:	0351 050
PARCEL ADDRESS:	0010 UNITED NATIONS PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,960,759.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5153
APPLICANT:	WMS FOUNDRY 3 INVESTORS, LLC
PARCEL NO.:	3736 121
PARCEL ADDRESS:	0509 0017V SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,791,861.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5154
APPLICANT:	STOCKBRIDGE & WMS FOUNDRY 3
PARCEL NO.:	3736 114
PARCEL ADDRESS:	0525 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,797,373.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2175
APPLICANT:	GOLDMAN HOLDINGS C/O TASAMAK CORPORATION
PARCEL NO.:	0146 006
PARCEL ADDRESS:	0644 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,224,071.00
APPLICANT'S OPINION:	$6,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3171
APPLICANT:	APIC HOTEL VERTIGO LLC
PARCEL NO.:	0280 009
PARCEL ADDRESS:	0940 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,986,854.00
APPLICANT'S OPINION:	$9,740,132.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3999
APPLICANT:	581 MARKET ST PARTNERS LLC
PARCEL NO.:	3708 044
PARCEL ADDRESS:	0579 - 0581 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,893,310.00
APPLICANT'S OPINION:	$3,568,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 9, 2013, at 1:36 p.m.

Present: Jeffrey Morris, Diane Robinson and Mark Watts

Quorum present

Chairperson: Jeffrey Morris, Presiding

With the following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board heard evidence and testimony from both parties in support of a verbal stipulation agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5064	581 Market Street Partners LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4382	APIC Hotel Vertigo LLC	Postponed
2011-4386	581 Market Street Partners LLC	Postponed
2011-4750	Goldman Holdings, Inc.	Withdrawn
2011-5005	UN Plaza Associates, LP	Withdrawn
2011-5153	WMS Foundry 3 Investors LLC	Withdrawn
2011-5154	Stockbridge & Foundry 3 Investors	Withdrawn
2012-2175	Goldman Holdings, Inc.	Withdrawn
2012-3171	APIC Hotel Vertigo LLC	Postponed
2012-3999	581 Market Street Partners LLC	Postponed

There being no further business, the Board, at the hour of 2:03 p.m. recessed to reconvene on Wednesday, July 10, 2013, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board July 10, 2013

Angela Calvillo
Clerk of the Board

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 10, 2013
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0823
APPLICANT:	CB-1 HOTEL, LLC
PARCEL NO.:	3706 270
PARCEL ADDRESS:	0757 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$91,667,429.00
APPLICANT'S OPINION:	$33,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0824
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 271
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,285,353.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1371
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$58,070,208.00
APPLICANT'S OPINION:	$41,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6189
APPLICANT:	URBAN HOUSING, MB II LLC
PARCEL NO.:	8711 028
PARCEL ADDRESS:	0555 MISSION ROCK ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$81,266,600.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1080
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$56,500,000.00
APPLICANT'S OPINION:	$37,250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1081
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,500,000.00
APPLICANT'S OPINION:	$37,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1082
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,366,095.00
APPLICANT'S OPINION:	$37,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2657
APPLICANT:	TELEVISION SIGNAL CORPORATION
PARCEL NO.:	2010701232
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,387.00
APPLICANT'S OPINION:	$639.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2658
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2010702232
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$143,059.00
APPLICANT'S OPINION:	$14,306.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2659
APPLICANT:	TELEVISION SIGNAL CORPORATION
PARCEL NO.:	2010700889
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,202,899.00
APPLICANT'S OPINION:	$8,320,290.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2660
APPLICANT:	TELEVISION SIGNAL CORPORATION
PARCEL NO.:	2010700943
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,652.00
APPLICANT'S OPINION:	$166.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4507
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,790,531.00
APPLICANT'S OPINION:	$28,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4941
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2011702121
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$144,136.00
APPLICANT'S OPINION:	$14,414.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4942
APPLICANT:	TELEVISION SIGNAL CORPORATION
PARCEL NO.:	2011700843
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,829,417.00
APPLICANT'S OPINION:	$8,382,342.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4943
APPLICANT:	TELEVISION SIGNAL CORPORATION
PARCEL NO.:	2011700895
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664.00
APPLICANT'S OPINION:	$166.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4944
APPLICANT:	TELEVISION SIGNAL CORPORATION
PARCEL NO.:	2011701176
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,435.00
APPLICANT'S OPINION:	$646.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 11, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4750
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 002
PARCEL ADDRESS:	1801 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,121,200.00
APPLICANT'S OPINION:	$2,583,660.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4751
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 001A
PARCEL ADDRESS:	0P00,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,601,000.00
APPLICANT'S OPINION:	$1,215,840.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3842
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 087
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$444,650.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3843
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 088
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$536,754.00
APPLICANT'S OPINION:	$265,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3844
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 089
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,856.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3845
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 090
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$199,032.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1788
APPLICANT:	TRACY, JONATHAN
PARCEL NO.:	3779 074
PARCEL ADDRESS:	0020 BOARDMAN PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,430,064.00
APPLICANT'S OPINION:	$976,410.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3884
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 087
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$447,996.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3885
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 088
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$540,794.00
APPLICANT'S OPINION:	$265,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3887
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 089
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$197,330.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3888
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 090
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$200,528.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4205
APPLICANT:	FM, MANDY CHIU NAM AU & SIK-KEE
PARCEL NO.:	0284 019
PARCEL ADDRESS:	0755 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,221,126.00
APPLICANT'S OPINION:	$3,369,532.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4210
APPLICANT:	149 MORRIS, LLC
PARCEL NO.:	3778 002B
PARCEL ADDRESS:	0149 MORRIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,130.00
APPLICANT'S OPINION:	$1,707,486.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4213
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,854,715.00
APPLICANT'S OPINION:	$5,768,830.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4282
APPLICANT:	ASSALI TRUST W F & ASSALI ROBI
PARCEL NO.:	0804 009
PARCEL ADDRESS:	0830 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,660,976.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4302
APPLICANT:	LYM, GLENN R & RUTH REVOC
PARCEL NO.:	3730 201
PARCEL ADDRESS:	0060 RAUSCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$952,264.00
APPLICANT'S OPINION:	$711,150.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5260
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 002
PARCEL ADDRESS:	1801 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,137,247.00
APPLICANT'S OPINION:	$2,066,667.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5261
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 001A
PARCEL ADDRESS:	0P00,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,614,374.00
APPLICANT'S OPINION:	$1,333,333.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3798
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,004,892.00
APPLICANT'S OPINION:	$5,853,178.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3806
APPLICANT:	AU, SIK-KEE
PARCEL NO.:	0284 019
PARCEL ADDRESS:	0755 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,325,481.00
APPLICANT'S OPINION:	$3,461,561.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 15, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0034
APPLICANT:	MILLER, BORIS
PARCEL NO.:	4831 006
PARCEL ADDRESS:	1400 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$975,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0066
APPLICANT:	CLAYTON, GREG
PARCEL NO.:	5308 018
PARCEL ADDRESS:	1471 MCKINNON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$456,233.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0067
APPLICANT:	BLAINE-LATTERRE, ALICE
PARCEL NO.:	1126 037
PARCEL ADDRESS:	1946 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$860,000.00
APPLICANT'S OPINION:	$710,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0091
APPLICANT:	YEE, SHEILA
PARCEL NO.:	5846 007
PARCEL ADDRESS:	0093 W WEST VIEW AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$102,765.00
APPLICANT'S OPINION:	$20,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0092
APPLICANT:	AMORE, ROBERT
PARCEL NO.:	1418 018
PARCEL ADDRESS:	0291 15TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,647,438.00
APPLICANT'S OPINION:	$848,353.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0094
APPLICANT:	GAWFCO ENTERPRISES
PARCEL NO.:	1215 015
PARCEL ADDRESS:	4430 DIVISADERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,014,333.00
APPLICANT'S OPINION:	$1,264,333.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0096
APPLICANT:	LEE, ANDY
PARCEL NO.:	1825 001B
PARCEL ADDRESS:	1409 1411 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,013,324.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0098
APPLICANT:	GAWFCO ENTERPRISES
PARCEL NO.:	1215 015
PARCEL ADDRESS:	4430 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,137,573.00
APPLICANT'S OPINION:	$1,250,327.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0101
APPLICANT:	GAWFCO ENTERPRISES
PARCEL NO.:	3974 024
PARCEL ADDRESS:	0401 POTRERO AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,117,500.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0102
APPLICANT:	GAWFCO ENTERPRISES
PARCEL NO.:	3974 024
PARCEL ADDRESS:	0401 POTRERO AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,383,727.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0121
APPLICANT:	JARVIS, TED
PARCEL NO.:	0479 013
PARCEL ADDRESS:	1229 1259 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,911,386.00
APPLICANT'S OPINION:	$13,450,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0124
APPLICANT:	UMANZOR, THOMAS
PARCEL NO.:	7113 024
PARCEL ADDRESS:	0183 BROAD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$175,400.00
APPLICANT'S OPINION:	$70,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0125
APPLICANT:	MELLON, LANCE
PARCEL NO.:	6116 007A
PARCEL ADDRESS:	0643 HAMILTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$475,642.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0172
APPLICANT:	GAWFCO ENTERPRISES
PARCEL NO.:	0936 016
PARCEL ADDRESS:	2498 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,530,972.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0332
APPLICANT:	MELLON, LANCE
PARCEL NO.:	6116 007A
PARCEL ADDRESS:	0643 HAMILTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$637,200.00
APPLICANT'S OPINION:	$475,642.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 15, 2013, at 9:30 a.m.

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Present: Louisa Mendoza, Meg Ruxton, and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0067	Alice Blaine-La Tterre	Verbal Stipulation Approved
2012-0125	Lance Mellon	Verbal Stipulation Approved
2012-0332	Lance Mellon	Submitted

At the hour of 10:45 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:55 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0332	Lance Mellon	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0034	Boris Miller	Postponed
2012-0066	Greg Clayton	Withdrawn
2012-0092	Robert Amore	Postponed
2012-0094	GAWFCO Enterprises	Postponed
2012-0096	Andy Lee	Withdrawn
2012-0098	GAWFCO Enterprises	Postponed
2012-0101	GAWFCO Enterprises	Postponed
2012-0102	GAWFCO Enterprises	Postponed
2012-0121	Ted Jarvis	Withdrawn
2012-0172	GAWFCO Enterprises	Postponed

There being no further business, the Board, at the hour of 11:05 a.m., recessed to reconvene Wednesday, July 17, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 17, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 16, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1538
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 1485 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,974,081.00
APPLICANT'S OPINION:	$2,992,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1539
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,961,360.00
APPLICANT'S OPINION:	$4,488,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1540
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,015,822.00
APPLICANT'S OPINION:	$8,672,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1541
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,163,878.00
APPLICANT'S OPINION:	$3,649,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1542
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0107 007
PARCEL ADDRESS:	1155 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$85,462,928.00
APPLICANT'S OPINION:	$25,636,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1543
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0108 007
PARCEL ADDRESS:	1160 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,610,423.00
APPLICANT'S OPINION:	$12,782,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3254
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,260,587.00
APPLICANT'S OPINION:	$4,577,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3255
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 1485 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,173,563.00
APPLICANT'S OPINION:	$3,052,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3294
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,676,233.00
APPLICANT'S OPINION:	$9,008,366.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3320
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0108 007
PARCEL ADDRESS:	1160 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,462,631.00
APPLICANT'S OPINION:	$13,037,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3364
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0107 007
PARCEL ADDRESS:	1155 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$87,172,125.00
APPLICANT'S OPINION:	$26,149,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3365
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,407,156.00
APPLICANT'S OPINION:	$3,722,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1320
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 1485 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,360,260.00
APPLICANT'S OPINION:	$5,521,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1321
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,330,545.00
APPLICANT'S OPINION:	$5,512,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1322
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,740,181.00
APPLICANT'S OPINION:	$9,678,630.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1323
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,837,687.00
APPLICANT'S OPINION:	$5,965,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1354
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0107 007
PARCEL ADDRESS:	1155 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,965,527.00
APPLICANT'S OPINION:	$26,149,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1355
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0108 007
PARCEL ADDRESS:	1160 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$65,141,191.00
APPLICANT'S OPINION:	$19,587,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2484
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,217,010.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2567
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0083 001
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,167,438.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2568
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 009
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$649,783.00
APPLICANT'S OPINION:	$195,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1588
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$149,333,083.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3915
APPLICANT:	INNSBRUCK LP
PARCEL NO.:	0108 007
PARCEL ADDRESS:	1160 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$65,631,699.00
APPLICANT'S OPINION:	$19,688,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3916
APPLICANT:	INNSBRUCK LP
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,987,059.00
APPLICANT'S OPINION:	$5,996,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3917
APPLICANT:	INNSBRUCK LP
PARCEL NO.:	0107 007
PARCEL ADDRESS:	1155 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$87,620,370.00
APPLICANT'S OPINION:	$26,284,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3918
APPLICANT:	INNSBRUCK LP
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 1485 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,498,509.00
APPLICANT'S OPINION:	$5,549,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

28) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3919
APPLICANT:	INNSBRUCK LP
PARCEL NO.:	0083 001
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,251,525.00
APPLICANT'S OPINION:	$3,375,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

29) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3921
APPLICANT:	INNSBRUCK LP
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,468,566.00
APPLICANT'S OPINION:	$5,540,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

30) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3923
APPLICANT:	INNSBRUCK LP
PARCEL NO.:	0084 009
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$654,673.00
APPLICANT'S OPINION:	$196,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

31) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3925
APPLICANT:	INNSBRUCK LP
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,988,723.00
APPLICANT'S OPINION:	$9,743,679.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

32) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4387
APPLICANT:	RINCON CENTER JV, LLC
PARCEL NO.:	3716 021
PARCEL ADDRESS:	1210 SPEAR STREET,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,319,897.00
APPLICANT'S OPINION:	$51,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

33) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4388
APPLICANT:	RINCON CENTER JV, LLC
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0121 SPEAR STREET,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$94,346,508.00
APPLICANT'S OPINION:	$79,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

34) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4820
APPLICANT:	GAP, INC.
PARCEL NO.:	2011207433
PARCEL ADDRESS:	00000550 0000TERRY A FRANCOIS BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$33,691,686.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3067
APPLICANT:	HUDSON RINCON CENTER LLC
PARCEL NO.:	3716 021
PARCEL ADDRESS:	1210 SPEAR STREET,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,732,677.00
APPLICANT'S OPINION:	$51,206,383.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

36) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3068
APPLICANT:	HUDSON RINCON CENTER LLC
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0121 SPEAR STREET,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$96,233,438.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 16, 2013 at 9:30 a.m.

GOVERNMENT
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Present: Joseph Tham, Diane Robinson and Ed Campaña

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board heard evidence and testimony in support of the verbal stipulation agreement between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-1323	Blue Jeans Equities West	Verbal Stipulation Approved (2 to 1 vote with Member Tham dissenting)
2010-1355	Blue Jeans Equities West	Verbal Stipulation Approved (2 to 1 vote with Member Tham dissenting)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1538	Blue Jeans Equities West	Withdrawn
2008-1539	Blue Jeans Equities West	Withdrawn
2008-1540	Blue Jeans Equities West	Withdrawn
2008-1541	Blue Jeans Equities West	Withdrawn
2008-1542	Blue Jeans Equities West	Withdrawn
2008-1543	Blue Jeans Equities West	Withdrawn
2009-3254	Blue Jeans Equities West	Withdrawn
2009-3255	Blue Jeans Equities West	Withdrawn
2009-3294	Blue Jeans Equities West	Withdrawn
2009-3320	Blue Jeans Equities West	Withdrawn
2009-3364	Blue Jeans Equities West	Withdrawn
2009-3365	Blue Jeans Equities West	Withdrawn
2010-1320	Blue Jeans Equities West	Withdrawn
2010-1321	Blue Jeans Equities West	Withdrawn
2010-1322	Blue Jeans Equities West	Withdrawn

Appeal No.	Name	Disposition (Continued)
2010-1354	Blue Jeans Equities West	Withdrawn
2010-2484	GLL Terry Francois Blvd., LLC	Withdrawn
2010-2567	Blue Jeans Equities West	Withdrawn
2010-2568	Blue Jeans Equities West	Withdrawn
2011-1588	GLL Terry Francois Blvd., LLC	Withdrawn
2011-3915	Innsbruck LP	Postponed
2011-3916	Innsbruck LP	Postponed
2011-3917	Innsbruck LP	Postponed
2011-3918	Innsbruck LP	Postponed
2011-3919	Innsbruck LP	Postponed
2011-3921	Innsbruck LP	Postponed
2011-3923	Innsbruck LP	Postponed
2011-3925	Innsbruck LP	Postponed
2011-4387	Rincon Center JV, LLC	Withdrawn
2011-4388	Rincon Center JV, LLC	Withdrawn
2011-4820	Gap, Inc.	Postponed
2012-3067	Hudson Rincon Center LLC	Withdrawn
2012-3068	Hudson Rincon Center LLC	Withdrawn

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Thursday, July 18, 2013 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 17, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JULY 17, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review additional documents submitted by both parties in response to the Board's April 12, 2013 request regarding the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-5806
APPLICANT:	GLENBOROUGH FOUNDRY SQUARE LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 HOWARD ST.
TOPIC:	LEOP Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	2ND ESCAPE

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, July 17, 2013, at 9:30 a.m.

Present: Gregory Blaine, Diane Robinson and Mark Watts

Quorum present

Chairperson: Gregory Blaine, Presiding

Deputy City Attorney Marie Blits

GOVERNMENT DOCUMENTS DEPT

JUL 25 2013

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With no public present for comment, the Board went into closed session at the hour of 9:35 a.m. to consult with counsel and deliberate legal issues regarding the change in ownership at issue in the below listed application.

At the hour of 10:10 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-5928	William Saltz	The Board ruled in favor of the applicant, concluding that the October 14, 2008 change in ownership at issue did not constitute a reassessable event.

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene at 10:30 a.m. this same day, July 17, 2013, for a separate matter before a different board panel.

Alistair Gibson
Clerk

Dawn Duran
Administrator

Approved by the Board July 18, 2013

Angela Calvillo
Clerk of the Board of Supervisors

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, July 17, 2013, at 10:43 a.m.

Present: Diane Robinson, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

Deputy City Attorney Marie Blits

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JUL 25 2013

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With no public present for comment, the Board went into closed session at the hour of 10:47 a.m. to consult with legal counsel and deliberate on the below listed application.

At the hour of 11:37 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5806	Glenborough Foundry Square, LLC	The Board concluded that the penalty assessment was appropriately imposed by the Assessor and thereby Denied the application.

There being no further business, the Board, at the hour of 11:43 a.m., recessed to reconvene on Thursday, July 18, 2013, at 9:30 a.m.

Alistair Gibson
Clerk

Dawn Duran
Administrator

Approved by the Board July 18, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 17, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1760
APPLICANT:	D&T LLC
PARCEL NO.:	1364 045
PARCEL ADDRESS:	4200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,985,593.00
APPLICANT'S OPINION:	$1,284,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4554
APPLICANT:	HILDEBRAND, GABRIELLE
PARCEL NO.:	1788 020A
PARCEL ADDRESS:	1382 1384 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$920,254.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4911
APPLICANT:	ELSINEITTI, JOE
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,629,643.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5137
APPLICANT:	ELSINEITTI, JOE
PARCEL NO.:	2011990112
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$346,535.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5525
APPLICANT:	SHEARMAN & STERLING, LLP
PARCEL NO.:	2011901047
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,325,346.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5526
APPLICANT:	SHEARMAN & STERLING, LLP
PARCEL NO.:	2011901046
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,353,870.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5527
APPLICANT:	SHEARMAN & STERLING, LLP
PARCEL NO.:	2011901045
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,346,495.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5528
APPLICANT:	SHEARMAN & STERLING, LLP
PARCEL NO.:	2011901044
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,290,842.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6198
APPLICANT:	PB EQUIPMENT MANAGEMENT, INC.
PARCEL NO.:	2012900438
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$16,916,138.00
APPLICANT'S OPINION:	$4,229,035.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6202
APPLICANT:	PITNEY BOWES, INC.
PARCEL NO.:	2012900431
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,935,209.00
APPLICANT'S OPINION:	$733,802.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6395
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,999,091.00
APPLICANT'S OPINION:	$1,162,096.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3794
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$2,098,875.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5156
APPLICANT:	ELSINETTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,750,073.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 17, 2013, at 1:30 p.m.

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Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-4554	Gabrielle Hildebrand	Submitted
2011-6198	PB Equipment Management, Inc.	Verbal Stipulation Approved
2011-6202	Pitney Bowes, Inc.	Verbal Stipulation Approved

At the hour of 2:10 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:18 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4554	Gabrielle Hildebrand	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1760	D&T LLC	Postponed
2011-4911	Joe Elsineitti	Postponed
2011-5137	Joe Elsineitti	Postponed
2011-5525	Shearman & Sterling, LLP	Postponed
2011-5526	Shearman & Sterling, LLP	Postponed
2011-5527	Shearman & Sterling, LLP	Postponed
2011-5528	Shearman & Sterling, LLP	Postponed
2011-6395	Joseph Elsineitti	Postponed
2012-3794	Joseph Elsineitti	Postponed
2012-5156	Joseph Elsineitti	Postponed

There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Tuesday, July 23, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 23, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 18, 2013
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4962
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8705 007
PARCEL ADDRESS:	0301 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$132,999,834.00
APPLICANT'S OPINION:	$111,488,287.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3194
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8705 007
PARCEL ADDRESS:	0301 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$132,254,922.00
APPLICANT'S OPINION:	$101,055,057.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 18, 2013, at 9:31 a.m.

Present: Edward Campaña, Diane Robinson and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 and 2010 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4962	Avalon Bay Communities	Submitted
2010-3194	Avalon Bay Communities	Continued to 12:30 p.m.

RECESS

The Board, at the hour of 11:25 a.m., recessed to reconvene at 12:30 p.m.

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RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 12:35 p.m.

Present: Edward Campaña, Diane Robinson and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

With the same parties present from the morning session, the Board continued to hear evidence and testimony from both parties regarding the 2010 assessment year. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3194	Avalon Bay Communities	Submitted

At the hour of 1:20 p.m., the Board went into closed session to deliberate the above two applications that were taken under submission. The Board reconvened in open session at 2:30 p.m. and took certain action as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4962	Avalon Bay Communities	A.V. Lowered (Board)
2010-3194	Avalon Bay Communities	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 2:36 p.m., recessed to reconvene Friday, July 19, 2013, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Friday, July 19, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 19, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6016
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022A
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6017
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022B
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6018
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022C
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6019
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022D
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6020
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022E
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6021
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022F
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6022
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022G
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6023
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022H
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6024
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022I
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6025
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T022J
PARCEL ADDRESS:	0900 NORTH POINT ST, 519 CB9J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6026
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023A
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6027
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023B
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6028
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023C
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6029
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023D
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6030
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023E
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6031
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023F
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6032
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023G
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6033
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023H
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6034
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023I
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6035
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T023J
PARCEL ADDRESS:	0900 NORTH POINT ST, 531 B15J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6036
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030A
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6037
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030B
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6038
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030C
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6039
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030D
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6040
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030E
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6041
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030F
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6042
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030G
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6043
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030H
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6044
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030I
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6045
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T030J
PARCEL ADDRESS:	0900 NORTH POINT ST, 553 M28J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6046
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031A
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6047
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031B
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6048
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031C
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6049
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031D
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

36) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6050
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031E
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6051
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031F
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6052
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031G
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6053
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031H
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

40) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6054
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031I
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6055
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T031J
PARCEL ADDRESS:	0900 NORTH POINT ST, 554 M29J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6056
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034A
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6057
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034B
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

44) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6058
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034C
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6059
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034D
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6060
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034F
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6061
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034F
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

48) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6062
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034G
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6063
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034H
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6064
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034I
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6065
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T034J
PARCEL ADDRESS:	0900 NORTH POINT ST, 610 B44J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

52) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6066
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039A
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6067
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039B
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6068
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039C
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6069
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039D
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

56) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6070
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039E
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6071
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039F
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6072
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039G
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6073
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039H
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

60) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6074
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039I
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6075
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T039J
PARCEL ADDRESS:	0900 NORTH POINT ST, 615 B33J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6076
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040A
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6077
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040B
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

64) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6078
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040C
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6079
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040D
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6080
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040E
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6081
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040F
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

68) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6082
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040G
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

69) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6083
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040H
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6084
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040I
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6085
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T040J
PARCEL ADDRESS:	0900 NORTH POINT ST, 616 B35J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

72) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6086
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048A
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

73) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6087
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048B
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

74) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6088
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048C
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

75) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6089
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048D
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

76) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6090
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048E
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

77) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6091
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048F
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

78) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6092
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048G
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

79) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6093
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048H
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

80) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6094
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048I
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

81) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6095
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T048J
PARCEL ADDRESS:	0900 NORTH POINT ST, 635 B40J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$172,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

82) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6096
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050A
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

83) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6097
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050B
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

84) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6098
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050C
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

85) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6099
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050D
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

86) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6100
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050E
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

87) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6101
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050F
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

88) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6102
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050G
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

89) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6103
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050H
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

90) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6104
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050I
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

91) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6105
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T050J
PARCEL ADDRESS:	0900 NORTH POINT ST, 711 B53J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

92) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6106
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054A
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

93) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6107
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054B
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

94) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6108
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054C
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

95) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6109
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054D
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

96) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6110
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054E
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

97) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6111
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054F
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

98) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6112
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054G
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

99) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6113
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054H
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

100 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6114
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054I
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

101 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6115
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T054J
PARCEL ADDRESS:	0900 NORTH POINT ST, 715 B48J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

102 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6116
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055A
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

103 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6117
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055B
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

104 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6118
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055C
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

105 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6119
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055D
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

106 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6120
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055E
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

107 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6121
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055F
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

108 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6122
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055G
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

109 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6123
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055H
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

110 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6124
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055I
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

111 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6125
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T055J
PARCEL ADDRESS:	0900 NORTH POINT ST, 716 B50J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$119,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

112 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6126
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056A
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

113 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6127
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056B
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

114 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6128
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056C
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

115 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6129
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056D
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

116 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6130
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056E
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

117 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6131
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056F
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

118 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6132
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056G
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

119 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6133
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056H
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

120 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6134
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056I
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49I
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

121 Hearing, discussion, and possible action involving:

APPLICATION:	2011-6135
APPLICANT:	CA SF CHOCOLATE SQUARE LLC
PARCEL NO.:	0452T056J
PARCEL ADDRESS:	0900 NORTH POINT ST, 717 B49J
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,206.00
APPLICANT'S OPINION:	$184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 19, 2013, at 9:30 a.m.

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Present: Jeffrey Morris, Greg Blaine and Mark Watts

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year being present, the Board heard evidence and testimony in support of the Stipulation Agreement between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6016	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6017	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6018	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6019	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6020	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6021	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6022	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6023	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6024	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6025	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6026	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6027	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6028	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6029	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6030	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6031	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6032	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6033	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6034	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6035	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6036	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6037	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6038	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6039	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6040	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6041	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6042	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6043	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6044	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6045	CA SF Chocolate Square LLC	Verbal Stipulation Approved

Appeal No.	Name	Disposition (Continued)
2011-6046	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6047	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6048	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6049	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6050	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6051	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6052	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6053	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6054	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6055	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6056	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6057	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6058	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6059	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6060	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6061	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6062	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6063	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6064	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6065	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6066	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6067	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6068	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6069	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6070	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6071	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6072	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6073	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6074	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6075	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6076	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6077	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6078	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6079	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6080	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6081	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6082	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6083	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6084	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6085	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6086	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6087	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6088	CA SF Chocolate Square LLC	Verbal Stipulation Approved

Appeal No.	Name	Disposition (Continued)
2011-6089	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6090	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6091	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6092	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6093	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6094	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6095	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6096	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6097	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6098	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6099	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6100	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6101	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6102	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6103	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6104	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6105	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6106	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6107	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6108	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6109	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6110	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6111	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6112	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6113	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6114	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6115	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6116	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6117	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6118	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6119	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6120	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6121	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6122	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6123	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6124	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6125	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6126	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6127	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6128	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6129	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6130	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6131	CA SF Chocolate Square LLC	Verbal Stipulation Approved

Appeal No.	Name	Disposition (Continued)
2011-6132	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6133	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6134	CA SF Chocolate Square LLC	Verbal Stipulation Approved
2011-6135	CA SF Chocolate Square LLC	Verbal Stipulation Approved

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Tuesday, July 23, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 25, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 22, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1219
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009207460
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$84,307,905.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

07-18-13P03:18 RCVD

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JUL 18 2013

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DATE POSTED
JUL 18 2013
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2444
APPLICANT:	DIGITAL REALTY TRUST
PARCEL NO.:	5431A001G
PARCEL ADDRESS:	0202 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,389,343.00
APPLICANT'S OPINION:	$43,194,672.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2445
APPLICANT:	DIGITAL REALTY TRUST
PARCEL NO.:	5431A001F
PARCEL ADDRESS:	0200 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,198,000.00
APPLICANT'S OPINION:	$8,099,030.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5042
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST,
PARCEL NO.:	2010209756
PARCEL ADDRESS:	00000400 0000HOWARD ST,
TOPIC:	
CURRENT ASSESSMENT:	$101,806,081.00
APPLICANT'S OPINION:	$51,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3924
APPLICANT:	ARDEN REALTY LP
PARCEL NO.:	0171 068
PARCEL ADDRESS:	0001 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,262,248.00
APPLICANT'S OPINION:	$25,629,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3928
APPLICANT:	ARDEN REALTY LP
PARCEL NO.:	0167 063
PARCEL ADDRESS:	0075 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,337,983.00
APPLICANT'S OPINION:	$27,167,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3930
APPLICANT:	ARDEN REALTY LP
PARCEL NO.:	0168 057
PARCEL ADDRESS:	0057 THE EMBARCADERO,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,519,331.00
APPLICANT'S OPINION:	$24,757,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4158
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO.:	7295 006
PARCEL ADDRESS:	0481V EUCALYPTUS DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$233,825.00
APPLICANT'S OPINION:	$187,060.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4159
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO.:	7295 007
PARCEL ADDRESS:	0487V EUCALYPTUS DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$239,330.00
APPLICANT'S OPINION:	$191,460.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4160
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO.:	7295 021
PARCEL ADDRESS:	0400 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$231,339,669.00
APPLICANT'S OPINION:	$185,070,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4161
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO.:	7295 022
PARCEL ADDRESS:	0595 BUCKINGHAM WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,722,542.00
APPLICANT'S OPINION:	$45,380,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4162
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO.:	7296 005
PARCEL ADDRESS:	0245 0255 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,356,396.00
APPLICANT'S OPINION:	$26,685,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4163
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO.:	7296 007
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,054,156.00
APPLICANT'S OPINION:	$4,840,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4164
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO.:	7296 008
PARCEL ADDRESS:	0285V WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,631,829.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4165
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO.:	7296 009
PARCEL ADDRESS:	0285V WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$217,572.00
APPLICANT'S OPINION:	$175,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4166
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO.:	7296 010
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,509.00
APPLICANT'S OPINION:	$35,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4430
APPLICANT:	200 PAUL LLC,
PARCEL NO.:	5431A001G
PARCEL ADDRESS:	0202 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$80,305,991.00
APPLICANT'S OPINION:	$60,229,493.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4431
APPLICANT:	200 PAUL LLC,
PARCEL NO.:	5431A001F
PARCEL ADDRESS:	0200 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,544,921.00
APPLICANT'S OPINION:	$19,158,690.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4484
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST,
PARCEL NO.:	2011210254
PARCEL ADDRESS:	00000400 0000HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$99,218,815.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, July 23, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1218
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009203052
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,279,116.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1220
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009207466
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,093,992.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5046
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST,
PARCEL NO.:	2010209753
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	
CURRENT ASSESSMENT:	$19,328,087.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5047
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST,
PARCEL NO.:	2010207639
PARCEL ADDRESS:	0045 FREMONT ST, 3300
TOPIC:	
CURRENT ASSESSMENT:	$10,772,166.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4483
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST,
PARCEL NO.:	2011203508
PARCEL ADDRESS:	0050 CALIFORNIA ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,186,175.00
APPLICANT'S OPINION:	$3,150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4485
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST,
PARCEL NO.:	2011210253
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$18,112,677.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4486
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST,
PARCEL NO.:	2011208380
PARCEL ADDRESS:	0045 FREMONT ST, 3300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,376,556.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0144
APPLICANT:	ZHAO, YOUNG
PARCEL NO.:	2381 006
PARCEL ADDRESS:	2435 44TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$687,488.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0177
APPLICANT:	CEG 19TH, LLP
PARCEL NO.:	1414 004
PARCEL ADDRESS:	0229 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,000,783.00
APPLICANT'S OPINION:	$2,625,783.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0178
APPLICANT:	NGUYEN, TODD
PARCEL NO.:	5529 042
PARCEL ADDRESS:	0139 PERALTA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$902,766.00
APPLICANT'S OPINION:	$594,600.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0238
APPLICANT:	RESTORATION HARDWARE, INC
PARCEL NO.:	3916 018
PARCEL ADDRESS:	0188 HENRY ADAMS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,500,000.00
APPLICANT'S OPINION:	$1,145,577.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0255
APPLICANT:	IANTORNO, SERGIO
PARCEL NO.:	3590 087
PARCEL ADDRESS:	2235 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$680,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5092
APPLICANT:	CEG 19TH, LLP
PARCEL NO.:	1414 004
PARCEL ADDRESS:	0229 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,000,783.00
APPLICANT'S OPINION:	$2,181,845.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, July 23, 2013, at 9:34 a.m.

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Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0238	Restoration Hardware, Inc.	Verbal Stipulation Approved
2012-0255	Sergio Iantorno	Submitted

At the hour of 10:23 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:30 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0255	Sergio Iantorno	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0144	Young Zhao	Denied-No Show
2012-0178	Todd Nguyen	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1218	Barclays Global Investors	Postponed
2009-1220	Barclays Global Investors	Postponed
2010-5046	Blackrock Institutional Trust	Postponed
2010-5047	Blackrock Institutional Trust	Postponed

Appeal No.	Name	Disposition (Continued)
2011-4483	Blackrock Institutional Trust	Postponed
2011-4485	Blackrock Institutional Trust	Postponed
2011-4486	Blackrock Institutional Trust	Postponed
2012-0177	CEG 19th, LLP	Withdrawn
2012-5092	CEG 19th, LLP	Withdrawn

There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Thursday, July 25, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 29, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 23, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4197
APPLICANT:	ONE RINCON DVLPMNT LLC
PARCEL NO.:	3765 027
PARCEL ADDRESS:	0489 HARRISON ST, 306
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,263,868.00
APPLICANT'S OPINION:	$631,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4200
APPLICANT:	ONE RINCON DVLPMNT LLC
PARCEL NO.:	3765 036
PARCEL ADDRESS:	0489 HARRISON ST, 507
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,103,963.00
APPLICANT'S OPINION:	$551,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4394
APPLICANT:	CONCORD INTERNATIONAL LANDS LTD.
PARCEL NO.:	0503 030
PARCEL ADDRESS:	2775 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,320,541.00
APPLICANT'S OPINION:	$6,830,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4395
APPLICANT:	CONCORD INTERNATIONAL LANDS LTD.
PARCEL NO.:	0503 097
PARCEL ADDRESS:	2775V VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$282,267.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4583
APPLICANT:	CFRI/URBAN 966 MARKET LLC
PARCEL NO.:	0342 002
PARCEL ADDRESS:	0966 0970 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,079,991.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4756
APPLICANT:	1224 INVESTMENTS, LP
PARCEL NO.:	0452T017C
PARCEL ADDRESS:	0900 NORTH POINT ST, 514 B10C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$252,036.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4758
APPLICANT:	MARKET STREET HOLDINGS 972, LLC
PARCEL NO.:	0342 014
PARCEL ADDRESS:	0974 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,243,189.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4760
APPLICANT:	MARKET STREET HOLDINGS 972, LLC
PARCEL NO.:	0342 004
PARCEL ADDRESS:	0972 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,175,994.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4848
APPLICANT:	THE SF BAY CLUB INC
PARCEL NO.:	0081 002
PARCEL ADDRESS:	0150 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,438,807.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4921
APPLICANT:	WALGREEN COMPANY # 1297
PARCEL NO.:	3786 104
PARCEL ADDRESS:	0670 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,341,470.00
APPLICANT'S OPINION:	$5,495,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5158
APPLICANT:	WESTFIELD 816-818 MISSION ST, LLC
PARCEL NO.:	3705 008
PARCEL ADDRESS:	0816 - 0818 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,227,202.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5159
APPLICANT:	BULLETIN BUILDING OWNER, LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,235,245.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5234
APPLICANT:	BAY CLUB GOLDEN GATEWAY LLC
PARCEL NO.:	0201 012
PARCEL ADDRESS:	0370 DRUMM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$164,612.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 23, 2013, at 1:30 p.m.

Present: Jeff Morris, Joseph Tham and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the 2007 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4756	1224 Investments, LP	Denied-No Show
2011-4921	Walgreen Company #1297	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4197	One Rincon DVLPMNT LLC	Withdrawn
2011-4200	One Rincon DVLPMNT LLC	Withdrawn
2011-4394	Concord International Lands	Withdrawn
2011-4395	Concord International Lands	Withdrawn
2011-4583	CFRI/URBAN 966 Market LLC	Withdrawn
2011-4758	Market Street Holdings 972, LLC	Withdrawn
2011-4760	Market Street Holdings 972, LLC	Withdrawn
2011-4848	The SF Bay Club Inc.	Withdrawn
2011-5158	Westfield 816-818 Mission St, LLC	Withdrawn
2011-5159	Bulletin Building Owner, LLC	Withdrawn
2011-5234	Bay Club Golden Gateway LLC	Withdrawn

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There being no further business, the Board, at the hour of 1:40 p.m., recessed to reconvene Wednesday, July 24, 2013 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 24, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 24, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6170
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,280,000.00
APPLICANT'S OPINION:	$2,184,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6173
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,500,000.00
APPLICANT'S OPINION:	$5,250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6175
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,720,000.00
APPLICANT'S OPINION:	$3,216,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6177
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$83,000,000.00
APPLICANT'S OPINION:	$24,900,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2631
APPLICANT:	MASSACHUSETTS MUTUAL LIFE INSURANCE
PARCEL NO.:	3741 032
PARCEL ADDRESS:	0201 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,349,385.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3348
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 002
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,620,871.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3350
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,620,871.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3351
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 015
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,071,872.00
APPLICANT'S OPINION:	$6,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3352
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 018
PARCEL ADDRESS:	0050 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$202,352,603.00
APPLICANT'S OPINION:	$103,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4601
APPLICANT:	MASSACHUSETTS MUTUAL LIFE INS.CO.
PARCEL NO.:	3741 032
PARCEL ADDRESS:	0201 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,995,328.00
APPLICANT'S OPINION:	$70,018,324.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4614
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0238 001
PARCEL ADDRESS:	0275 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$159,999,732.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4615
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATION
PARCEL NO.:	0238 007
PARCEL ADDRESS:	0475 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,010,549.00
APPLICANT'S OPINION:	$30,333,316.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5269
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$85,095,333.00
APPLICANT'S OPINION:	$38,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5270
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,463,781.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5271
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,941,786.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5272
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,990,624.00
APPLICANT'S OPINION:	$4,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, July 24, 2013 at 9:30 a.m.

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Present: Joseph Tham, Diane Robinson and Ed Campaña

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 and 2011 assessment rolls being present, the Board heard evidence and testimony in support of the verbal stipulation agreement between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2631	Massachusetts Mutual Life Ins	Verbal Stipulation Approved
2011-4601	Massachusetts Mutual Life Ins	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6170	VNO Patson Van Ness Holdings	Postponed
2009-6173	VNO Patson Van Ness Holdings	Postponed
2009-6175	VNO Patson Van Ness Holdings	Postponed
2009-6177	VNO Patson Van Ness Holdings	Postponed
2011-3348	50 Beale Street Property LLC	Postponed
2011-3350	50 Beale Street Property LLC	Postponed
2011-3351	50 Beale Street Property LLC	Postponed
2011-3352	50 Beale Street Property LLC	Postponed
2011-4614	Teachers Insurance & Annuity	Withdrawn
2011-4615	Teachers Insurance & Annuity	Withdrawn
2011-5269	VNO Patson Van Ness Holdings	Withdrawn
2011-5270	VNO Patson Van Ness Holdings	Postponed
2011-5271	VNO Patson Van Ness Holdings	Postponed
2011-5272	VNO Patson Van Ness Holdings	Postponed

There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Thursday, July 25, 2013 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 25, 2013

Angela Calvillo
Clerk of the Board of Supervisors

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, June 24, 2013, at 9:40 a.m.

Present: Louisa Mendoza, Fred Perez and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-5601	Tom Petithomme	Submitted
2011-5602	Tom Petithomme	Submitted
2011-5603	Tom Petithomme	Withdrawn at Hearing
2011-5604	Tom Petithomme	Submitted
2011-5605	Steven Libbby	Submitted
2011-5606	Nancy Stamm	Submitted
2011-5607	Nancy Stamm	Submitted
2011-5608	Nancy Stamm	Submitted
2012-0512	Nancy Stamm	Submitted

At the hour of 11:55 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 12:20 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5601	Tom Petithomme	Denied
2011-5602	Tom Petithomme	A.V.Lowered (Board)
2011-5604	Tom Petithomme	A.V.Lowered (Board)
2011-5605	Steven Libbby	A.V.Lowered (Board)
2011-5606	Nancy Stamm	A.V.Lowered (Board)
2011-5607	Nancy Stamm	A.V.Lowered (Board)
2011-5608	Nancy Stamm	A.V.Lowered (Board)
2012-0512	Nancy Stamm	A.V.Lowered (Board)

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The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5612	Jason Schulte	Postponed
2011-5613	Jason Schulte	Postponed
2011-5614	Jason Schulte	Postponed
2011-5628	Peter So	Withdrawn
2011-5717	Henry Fung	Postponed
2011-5718	Henry Fung	Postponed

There being no further business, the Board, at the hour of 12:25 p.m. recessed to reconvene on Thursday, June 27, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 25, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 25, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3567
APPLICANT:	BUDDHA PROPERTIES LLC
PARCEL NO.:	3751 029
PARCEL ADDRESS:	0750 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,039,600.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3532
APPLICANT:	BUDDHA PROPERTIES LLC
PARCEL NO.:	3751 029
PARCEL ADDRESS:	0750 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,032,397.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3187
APPLICANT:	BRYANT SPRINGS, LLC
PARCEL NO.:	3780 078
PARCEL ADDRESS:	0840 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,046,245.00
APPLICANT'S OPINION:	$6,003,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4215
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 007
PARCEL ADDRESS:	1634 - 1644 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,564,172.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4216
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 008
PARCEL ADDRESS:	1650 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,279,994.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4217
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 009
PARCEL ADDRESS:	1656 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,066,661.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4218
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 010
PARCEL ADDRESS:	1660 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,452,789.00
APPLICANT'S OPINION:	$2,225,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4219
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011
PARCEL ADDRESS:	1670 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,757,639.00
APPLICANT'S OPINION:	$1,375,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4220
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011A
PARCEL ADDRESS:	1690 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,791,365.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4348
APPLICANT:	FIRST/JESSIE, LLC
PARCEL NO.:	3708 055
PARCEL ADDRESS:	0050 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,733,284.00
APPLICANT'S OPINION:	$9,599,777.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4349
APPLICANT:	78 FIRST STREET, LLC
PARCEL NO.:	3708 007
PARCEL ADDRESS:	0076 0080 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,432,165.00
APPLICANT'S OPINION:	$1,328,792.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4350
APPLICANT:	88 FIRST STREET LLC
PARCEL NO.:	3708 009
PARCEL ADDRESS:	0088 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,569,590.00
APPLICANT'S OPINION:	$1,980,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4351
APPLICANT:	88 FIRST STREET LLC
PARCEL NO.:	2011442639
PARCEL ADDRESS:	0088 01ST ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$66,771.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4352
APPLICANT:	62 FIRST STREET, LLC
PARCEL NO.:	3708 006
PARCEL ADDRESS:	0062 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,965,621.00
APPLICANT'S OPINION:	$6,769,599.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4353
APPLICANT:	62 FIRST STREET, LLC
PARCEL NO.:	2011001911
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4354
APPLICANT:	62 FIRST STREET, LLC
PARCEL NO.:	2011441852
PARCEL ADDRESS:	0062 01ST ST, 0400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$192,036.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4355
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 010
PARCEL ADDRESS:	0512 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,523,195.00
APPLICANT'S OPINION:	$417,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4356
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 011
PARCEL ADDRESS:	0516 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,004,790.00
APPLICANT'S OPINION:	$1,432,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4357
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 012
PARCEL ADDRESS:	0526 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,791,982.00
APPLICANT'S OPINION:	$2,805,900.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4751
APPLICANT:	SAN MATEO LAND EXCHANGE
PARCEL NO.:	0287 008
PARCEL ADDRESS:	0201 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,228,747.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5536
APPLICANT:	BUDDHA PROPERTIES LLC
PARCEL NO.:	3751 029
PARCEL ADDRESS:	0750 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,055,228.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 25, 2013, at 9:30 a.m.

GOVERNMENT DOCUMENTS DEPT

AUG - 5 2013

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Present: Jeff Morris, Diane Robinson and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4348	First/Jessie, LLC	Denied-No Show
2011-4349	78 First Street, LLC	Denied-No Show
2011-4350	88 First Street LLC	Denied-No Show
2011-4351	88 First Street LLC	Denied-No Show
2011-4352	62 First Street, LLC	Denied-No Show
2011-4353	62 First Street, LLC	Denied-No Show
2011-4354	62 First Street, LLC	Denied-No Show
2011-4355	518 Mission Street, LLC	Denied-No Show
2011-4356	518 Mission Street, LLC	Denied-No Show
2011-4357	518 Mission Street, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took previous action on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3567	Buddha Properties LLC	Postponed
2010-3532	Buddha Properties LLC	Postponed
2011-3187	Bryant Springs, LLC	Withdrawn
2011-4215	Pine & Franklin-CA, LLC	Withdrawn
2011-4216	Pine & Franklin-CA, LLC	Withdrawn
2011-4217	Pine & Franklin-CA, LLC	Withdrawn
2011-4218	Pine & Franklin-CA, LLC	Withdrawn
2011-4219	Pine & Franklin-CA, LLC	Withdrawn
2011-4220	Pine & Franklin-CA, LLC	Withdrawn
2011-4751	San Mateo Land Exchange	Postponed
2011-5536	Buddha Properties LLC	Postponed

There being no further business, the Board, at the hour of 9:58 a.m., recessed to reconvene Tuesday, July 30, 2013 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board July 30, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, July 25, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5719
APPLICANT:	CRAB ADDISON, INC.
PARCEL NO.:	2011901140
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,020,630.00
APPLICANT'S OPINION:	$16,341.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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JUL 18 2013
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5720
APPLICANT:	CRAB ADDISON, INC.
PARCEL NO.:	2011901139
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,983,332.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5721
APPLICANT:	CRAB ADDISON, INC.
PARCEL NO.:	2011901138
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,602,869.00
APPLICANT'S OPINION:	$25,816.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6359
APPLICANT:	COMCAST SPORTSNET BAY AREA
PARCEL NO.:	2012900456
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,043,303.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6360
APPLICANT:	COMCAST SPORTSNET BAY AREA
PARCEL NO.:	2012900455
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,994,671.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6361
APPLICANT:	COMCAST SPORTSNET BAY AREA
PARCEL NO.:	2012900454
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,325,683.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6370
APPLICANT:	COMCAST SPORTSNET BAY AREA
PARCEL NO.:	2012900453
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,157,065.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6405
APPLICANT:	THE OLYMPIC CLUB
PARCEL NO.:	2011520105
PARCEL ADDRESS:	0599 SKYLINE BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,648,197.00
APPLICANT'S OPINION:	$3,699,958.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0268
APPLICANT:	2001 MISSION ASSOCIATES LP
PARCEL NO.:	3570 028
PARCEL ADDRESS:	2001 2017 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$9,404,998.00
APPLICANT'S OPINION:	$5,239,920.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0269
APPLICANT:	2001 MISSION ASSOCIATES LP
PARCEL NO.:	3570 028
PARCEL ADDRESS:	2001 2017 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,424,503.00
APPLICANT'S OPINION:	$5,201,810.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0270
APPLICANT:	2001 MISSION ASSOCIATES LP
PARCEL NO.:	3570 028
PARCEL ADDRESS:	2001 2017 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,402,163.00
APPLICANT'S OPINION:	$5,201,810.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0271
APPLICANT:	2001 MISSION ASSOCIATES LP
PARCEL NO.:	3570 028
PARCEL ADDRESS:	2001 2017 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,472,958.00
APPLICANT'S OPINION:	$5,201,810.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0581
APPLICANT:	THE OLYMPIC CLUB
PARCEL NO.:	2012520143
PARCEL ADDRESS:	0599 SKYLINE BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$17,252,154.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, July 25, 2013, at 1:30 p.m.

GOVERNMENT DOCUMENTS DEPT

AUG - 5 2013

SAN FRANCISCO PUBLIC LIBRARY

Present: Louisa Mendoza, Fred Perez and Daniel Hershkowitz

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 and 2012 regular assessment rolls being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6405	The Olympic Club	Postponed at Hearing
2012-0581	The Olympic Club	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5719	Crab Addison, Inc.	Postponed
2011-5720	Crab Addison, Inc.	Postponed
2011-5721	Crab Addison, Inc.	Postponed
2011-6359	Comcast Sportsnet Bay Area	Postponed
2011-6360	Comcast Sportsnet Bay Area	Postponed
2011-6361	Comcast Sportsnet Bay Area	Postponed
2011-6370	Comcast Sportsnet Bay Area	Postponed
2012-0268	2001 Mission Associates LP	Withdrawn
2012-0269	2001 Mission Associates LP	Withdrawn
2012-0270	2001 Mission Associates LP	Withdrawn
2012-0271	2001 Mission Associates LP	Withdrawn

There being no further business, the Board, at the hour of 1:50 p.m., recessed to reconvene Monday, July 29, 2013 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 29, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 29, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5226
APPLICANT:	SAN FRANCISCO SOCIETY OF NEW JERUSALEM
PARCEL NO.:	0983 003
PARCEL ADDRESS:	2121 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$927,494.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6211
APPLICANT:	HP ENTERPRISE SERVICES, LLC
PARCEL NO.:	2012900239
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,267,644.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6212
APPLICANT:	HP ENTERPRISE SERVICES, LLC
PARCEL NO.:	2012900238
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$195,017.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6213
APPLICANT:	HP ENTERPRISE SERVICES, LLC
PARCEL NO.:	2012900237
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,797,949.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6214
APPLICANT:	HP ENTERPRISE SERVICES, LLC
PARCEL NO.:	2012900236
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$713,704.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6309
APPLICANT:	SAN FRANCISCO SOCIETY OF NEW JERUSALEM
PARCEL NO.:	0983 003
PARCEL ADDRESS:	2121 LYON ST,
TOPIC:	
CURRENT ASSESSMENT:	$3,500,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6401
APPLICANT:	LOUIS VUITTON NORTH AMERICA
PARCEL NO.:	2012900591
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$17,751,209.00
APPLICANT'S OPINION:	$5,784,598.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6402
APPLICANT:	LOUIS VUITTON NORTH AMERICA
PARCEL NO.:	2012900590
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$17,910,942.00
APPLICANT'S OPINION:	$7,844,514.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0140
APPLICANT:	YICK, LORRAINE
PARCEL NO.:	3541 067
PARCEL ADDRESS:	0101 0111 NOE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,602,252.00
APPLICANT'S OPINION:	$1,402,252.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0141
APPLICANT:	YICK, LORRAINE
PARCEL NO.:	3541 067
PARCEL ADDRESS:	0101 0111 NOE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,389,546.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0156
APPLICANT:	YICK, LORRAINE
PARCEL NO.:	3541 067
PARCEL ADDRESS:	0101 0111 NOE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,602,252.00
APPLICANT'S OPINION:	$1,402,252.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0293
APPLICANT:	CAOILE, BECKY
PARCEL NO.:	1175 055
PARCEL ADDRESS:	2001 MCALLISTER ST, 119
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$490,036.00
APPLICANT'S OPINION:	$425,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0313
APPLICANT:	URIBE, JOSE
PARCEL NO.:	5843 025
PARCEL ADDRESS:	4000 ALEMANY BL, #7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$421,080.00
APPLICANT'S OPINION:	$275,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5076
APPLICANT:	SAN FRANCISCO SOCIETY OF NEW JERUSALEM
PARCEL NO.:	0983 003
PARCEL ADDRESS:	2121 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,500,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 29, 2013, at 9:34 a.m.

GOVERNMENT
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AUG 16 2013

SAN FRANCISCO
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Present: Louisa Mendoza, Meg Ruxton and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

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#2
7/29/13

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5226	San Francisco Society of New Jerusalem	Withdrawn at Hearing
2011-6309	San Francisco Society of New Jerusalem	Submitted
2011-6401	Louis Vuitton North America	Verbal Stipulation Approved
2011-6402	Louis Vuitton North America	Verbal Stipulation Approved
2012-0140	Lorraine Yick	Verbal Stipulation Approved
2012-0313	Jose Uribe	Verbal Stipulation Approved
2012-5076	San Francisco Society of New Jerusalem	Withdrawn at Hearing

At the hour of 11:45 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:55 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6309	San Francisco Society of New Jerusalem	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6211	HP Enterprise Services, LLC	Denied-No Show
2011-6212	HP Enterprise Services, LLC	Denied-No Show
2011-6213	HP Enterprise Services, LLC	Denied-No Show
2011-6214	HP Enterprise Services, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0141	Lorraine Yick	Postponed
2012-0156	Lorraine Yick	Postponed
2012-0293	Becky Caoile	Withdrawn

There being no further business, the Board, at the hour of 11:58 a.m., recessed to reconvene Monday, August 5, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 5, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 29, 2013
1:30 PM

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5978
APPLICANT:	MICROMENDERS, INC.
PARCEL NO.:	2012900048
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$78,685.00
APPLICANT'S OPINION:	$27,784.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
JUL 24 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5979
APPLICANT:	MICROMENDERS, INC.
PARCEL NO.:	2012900047
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$69,354.00
APPLICANT'S OPINION:	$21,896.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5980
APPLICANT:	MICROMENDERS, INC.
PARCEL NO.:	2012900046
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$38,529.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5981
APPLICANT:	MICROMENDERS, INC.
PARCEL NO.:	2012900045
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$31,433.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6194
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2012900400
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,602,377.00
APPLICANT'S OPINION:	$627,130.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6195
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2012900399
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,651,542.00
APPLICANT'S OPINION:	$627,130.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6196
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2012900398
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,254,147.00
APPLICANT'S OPINION:	$607,058.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6197
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2012900397
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,221,948.00
APPLICANT'S OPINION:	$607,058.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0189
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	6014 040
PARCEL ADDRESS:	4527 4529 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$487,467.00
APPLICANT'S OPINION:	$369,967.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0190
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	6014 040
PARCEL ADDRESS:	4527 4529 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$488,614.00
APPLICANT'S OPINION:	$371,114.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0191
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	6014 040
PARCEL ADDRESS:	4527 4529 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$487,453.00
APPLICANT'S OPINION:	$370,975.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0192
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	6014 040
PARCEL ADDRESS:	4527 4529 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$491,122.00
APPLICANT'S OPINION:	$371,415.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5109
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	6014 040
PARCEL ADDRESS:	4527 4529 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,942.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 29, 2013, at 1:30 p.m.

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Present: Louisa Mendoza, Meg Ruxton and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

SF
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#2
7/29/13

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5978	Micromenders, Inc.	Verbal Stipulation Approved
2011-5979	Micromenders, Inc.	Verbal Stipulation Approved
2012-0189	Howard Lockshin	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5980	Micromenders, Inc.	Withdrawn
2011-5981	Micromenders, Inc.	Withdrawn
2011-6194	American Multi-Cinema Inc.	Postponed
2011-6195	American Multi-Cinema Inc.	Postponed
2011-6196	American Multi-Cinema Inc.	Postponed
2011-6197	American Multi-Cinema Inc.	Postponed
2012-0190	Howard Lockshin	Postponed
2012-0191	Howard Lockshin	Postponed
2012-0192	Howard Lockshin	Postponed
2012-5109	Howard Lockshin	Postponed

There being no further business, the Board, at the hour of 2:00 p.m., recessed to reconvene Monday, August 5, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 5, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 30, 2013 To Tuesday, July 30, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6558
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$47,000,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
JUL 24 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5244
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,000,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 30, 2013, at 9:30 a.m.

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Present: Jeffrey Morris, Diane Robinson and Mark Watts

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting the 2007 supplemental and 2008 escape assessment rolls, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6558	Avalon Golden Gate LLC	Verbal Stipulation Approved; 2-1 vote with Member Robinson dissenting
2010-5244	Avalon Golden Gate LLC	Verbal Stipulation Approved; 2-1 vote with Member Robinson dissenting

There being no further business, the Board, at the hour of 12:06 p.m., recessed to reconvene Thursday, August 1, 2013, at 9:30 a.m.

Dawn Duran

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Thursday, August 1, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 01, 2013
9:30 AM

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cancelled

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4289
APPLICANT:	DUCKETT, PAUL
PARCEL NO.:	3766 147
PARCEL ADDRESS:	0400 BEALE ST, #1208
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$517,684.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5082
APPLICANT:	RAVIKUMAR, JAYANTHI
PARCEL NO.:	0490 038
PARCEL ADDRESS:	2298 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,244,480.00
APPLICANT'S OPINION:	$831,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5087
APPLICANT:	RAVIKUMAR, JAYANTHI
PARCEL NO.:	1931 035
PARCEL ADDRESS:	1600 FUNSTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,026,950.00
APPLICANT'S OPINION:	$706,450.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3975
APPLICANT:	JUE, KEITH
PARCEL NO.:	0715 067
PARCEL ADDRESS:	0151 ALICE B TOKLAS PL, 812
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,006,858.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4168
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 110
PARCEL ADDRESS:	0245 5TH ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,017,038.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4169
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 111
PARCEL ADDRESS:	0245 5TH ST, 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,054,972.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4170
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 112
PARCEL ADDRESS:	0245 5TH ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,054,972.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4321
APPLICANT:	POPE, FRANK
PARCEL NO.:	0252C051
PARCEL ADDRESS:	1201 CALIFORNIA ST, #0904
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$747,710.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4931
APPLICANT:	DIENST, KAREN
PARCEL NO.:	0580 019
PARCEL ADDRESS:	2109 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,613,601.00
APPLICANT'S OPINION:	$3,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 1, 2013, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4289	Paul Duckett	Submitted
2011-3975	Keith Jue	Submitted
2011-4168	Michael Dayan	Submitted
2011-4169	Michael Dayan	Submitted
2011-4170	Michael Dayan	Submitted
2011-4321	Frank Pope	Verbal Stipulation Approved
2011-4931	Karen Dienst	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5082	Jayanthi Ravikumar	Denied-No Show
2010-5087	Jayanthi Ravikumar	Denied-No Show

There being no further business, the Board, at the hour of 12:00 noon, recessed to reconvene Monday, August 5, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 5, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 5, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3820
APPLICANT:	DIRECTV, INC.
PARCEL NO.:	2011204205
PARCEL ADDRESS:	00000000 0000VARIOUS LOCATIONS ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,449,770.00
APPLICANT'S OPINION:	$386,986.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5924
APPLICANT:	DIRECTV, INC.
PARCEL NO.:	2012900603
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,203,080.00
APPLICANT'S OPINION:	$1,950,529.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5925
APPLICANT:	DIRECTV, INC.
PARCEL NO.:	2012900602
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,689,379.00
APPLICANT'S OPINION:	$2,927,588.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5926
APPLICANT:	DIRECTV, INC.
PARCEL NO.:	2012900601
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,780,522.00
APPLICANT'S OPINION:	$3,023,977.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5950
APPLICANT:	CUCAGNA, LTD
PARCEL NO.:	2012900175
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$728,167.00
APPLICANT'S OPINION:	$209,716.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5951
APPLICANT:	CUCAGNA, LTD
PARCEL NO.:	2012900174
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$706,588.00
APPLICANT'S OPINION:	$441,705.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5952
APPLICANT:	CUCAGNA, LTD
PARCEL NO.:	2012900173
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$889,019.00
APPLICANT'S OPINION:	$441,705.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5953
APPLICANT:	CUCAGNA, LTD
PARCEL NO.:	2012900172
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$837,169.00
APPLICANT'S OPINION:	$441,705.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6397
APPLICANT:	DAME, FREDERICK
PARCEL NO.:	6306 042
PARCEL ADDRESS:	0142-0146 TALBERT ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$209,070.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0266
APPLICANT:	609-611 BURNETT APARTMENTS, LLC
PARCEL NO.:	2826 093
PARCEL ADDRESS:	0609-0611 BURNETT AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$65,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0291
APPLICANT:	ARE-SAN FRANCISCO NO. 19
PARCEL NO.:	8721 032
PARCEL ADDRESS:	0455 MISSION BAY BLVD,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$26,000,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0336
APPLICANT:	MILLER, PAMELA
PARCEL NO.:	2928 005
PARCEL ADDRESS:	0120 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$971,156.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0352
APPLICANT:	BESANA, KIM
PARCEL NO.:	7064A025
PARCEL ADDRESS:	1759 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$580,000.00
APPLICANT'S OPINION:	$523,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 5, 2013, at 9:35 a.m.

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Present: Meg Ruxton, Mervin Conlan and Daniel Hershkowitz

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6397	Frederick Dame	Submitted
2012-0336	Pamela Miller	Verbal Stipulation Approved

At the hour of 10:10 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:18 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6397	Frederick Dame	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5950	Cucagna, Ltd	Denied-No Show
2011-5951	Cucagna, Ltd	Denied-No Show
2011-5952	Cucagna, Ltd	Denied-No Show
2011-5953	Cucagna, Ltd	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3820	DirecTV, Inc.	Postponed

Appeal No.	Name	Disposition (Continued)
2011-5924	DirecTV, Inc.	Postponed
2011-5925	DirecTV, Inc.	Postponed
2011-5926	DirecTV, Inc.	Postponed
2012-0266	609-611 Burnett Apartments, LLC	Withdrawn
2012-0291	ARE-San Francisco No. 19	Withdrawn
2012-0352	Kim Besana	Withdrawn

There being no further business, the Board, at the hour of 10:23 a.m., recessed to reconvene Tuesday, August 6, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, August 8, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 5, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2886
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0715 010A
PARCEL ADDRESS:	1029-1035 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,587,636.00
APPLICANT'S OPINION:	$3,762,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2918
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0338 015
PARCEL ADDRESS:	0236- 0238 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,463,700.00
APPLICANT'S OPINION:	$731,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2925
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0272 008
PARCEL ADDRESS:	0698 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,953,520.00
APPLICANT'S OPINION:	$1,976,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2927
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0302 008A
PARCEL ADDRESS:	0816 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,948,263.00
APPLICANT'S OPINION:	$974,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2933
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	3777 001
PARCEL ADDRESS:	0500- 0504 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,260,629.00
APPLICANT'S OPINION:	$1,130,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3217
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0338 015
PARCEL ADDRESS:	0236- 0238 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,466,231.00
APPLICANT'S OPINION:	$736,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3219
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0715 010A
PARCEL ADDRESS:	1029-1035 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,597,253.00
APPLICANT'S OPINION:	$3,803,600.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3220
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0272 008
PARCEL ADDRESS:	0698 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,950,687.00
APPLICANT'S OPINION:	$1,974,537.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3223
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0302 008A
PARCEL ADDRESS:	0816 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,943,646.00
APPLICANT'S OPINION:	$938,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3226
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0282 003
PARCEL ADDRESS:	0735 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,653,684.00
APPLICANT'S OPINION:	$2,320,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3228
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	3777 001
PARCEL ADDRESS:	0500-0504 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,255,272.00
APPLICANT'S OPINION:	$1,127,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4534
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0821 018
PARCEL ADDRESS:	0600-0610 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,953,650.00
APPLICANT'S OPINION:	$1,480,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1558
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3788 010
PARCEL ADDRESS:	0148-0154 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,869,139.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1560
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3788 010
PARCEL ADDRESS:	0148-0154 TOWNSEND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,700,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4336
APPLICANT:	D.R. PATEL INVESTMENTS LLC
PARCEL NO.:	0490 003
PARCEL ADDRESS:	2230 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,787,091.00
APPLICANT'S OPINION:	$2,449,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4535
APPLICANT:	SIINO, JOSEPH
PARCEL NO.:	0824 002B
PARCEL ADDRESS:	1050 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,636,698.00
APPLICANT'S OPINION:	$820,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4542
APPLICANT:	WAVERLY PLACE PRPTS LLC
PARCEL NO.:	0210 037
PARCEL ADDRESS:	0112-0116 WAVERLY PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,051,027.00
APPLICANT'S OPINION:	$967,540.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4646
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3730 004
PARCEL ADDRESS:	0230 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,946,656.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4860
APPLICANT:	FREY FAMILY TRUST
PARCEL NO.:	0274 017
PARCEL ADDRESS:	0985 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,572,429.00
APPLICANT'S OPINION:	$1,286,600.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4996
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0272 008
PARCEL ADDRESS:	0698 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,980,384.00
APPLICANT'S OPINION:	$2,006,537.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4997
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0276 017
PARCEL ADDRESS:	0920 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,711,420.00
APPLICANT'S OPINION:	$2,405,548.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4998
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0282 003
PARCEL ADDRESS:	0735 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,688,723.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4999
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0302 008A
PARCEL ADDRESS:	0816 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,958,279.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5000
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0338 015
PARCEL ADDRESS:	0236-0238 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,477,225.00
APPLICANT'S OPINION:	$706,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5001
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0715 010A
PARCEL ADDRESS:	1029-1035 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,654,252.00
APPLICANT'S OPINION:	$3,827,600.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

27) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5002
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0821 018
PARCEL ADDRESS:	0600- 0610 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,983,347.00
APPLICANT'S OPINION:	$2,009,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

28) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5004
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	3777 001
PARCEL ADDRESS:	0500-0504 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,272,251.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

29) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5370
APPLICANT:	PEZET, MICHAEL
PARCEL NO.:	0512 016
PARCEL ADDRESS:	2490 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,940,827.00
APPLICANT'S OPINION:	$807,996.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

30) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5371
APPLICANT:	PEZET, MICHAEL
PARCEL NO.:	0512 016
PARCEL ADDRESS:	2490 GREENWICH ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,978,007.00
APPLICANT'S OPINION:	$824,104.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

31) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5399
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3788 010
PARCEL ADDRESS:	0148 - 0154 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,834,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

32) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5400
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3788 010
PARCEL ADDRESS:	0148- 0154 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,817,802.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

33) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5714
APPLICANT:	MANN PROPERTIES, LLC
PARCEL NO.:	0438A003
PARCEL ADDRESS:	3775 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,859,440.00
APPLICANT'S OPINION:	$2,316,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

34) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0543
APPLICANT:	SUNHILL ENTERPRISES
PARCEL NO.:	0175 033
PARCEL ADDRESS:	0888 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,468,807.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

35) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0625
APPLICANT:	MANDEL FAMILY REVOC TRUST
PARCEL NO.:	3722 262
PARCEL ADDRESS:	1880 MINNA ST, 22D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,121,590.00
APPLICANT'S OPINION:	$1,272,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

36) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1673
APPLICANT:	FREY FAMILY TRUST
PARCEL NO.:	0274 017
PARCEL ADDRESS:	0985 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,623,865.00
APPLICANT'S OPINION:	$1,500,600.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

37) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4218
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3788 010
PARCEL ADDRESS:	0148-0154 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,006,521.00
APPLICANT'S OPINION:	$3,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 5, 2013, at 1:35 p.m.

Present: Jeff Morris, Diane Robinson, and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

With the following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll being present, the Board heard evidence and testimony from both parties in support of a verbal stipulation agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

SF
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#2
8/5/13

Appeal No.	Name	Disposition
2011-1560	Peggy Field Family LP	Verbal Stipulation Approved (2 to 1 vote with Commissioner Tham dissenting)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-2886	Prana Investments	Withdrawn
2009-2918	Prana Investments	Withdrawn
2009-2925	Prana Investments	Withdrawn
2009-2927	Prana Investments	Withdrawn
2009-2933	Prana Investments	Withdrawn
2010-3217	Prana Investments	Withdrawn
2010-3219	Prana Investments	Withdrawn
2010-3220	Prana Investments	Withdrawn
2010-3223	Prana Investments	Withdrawn
2010-3226	Prana Investments	Withdrawn
2010-3228	Prana Investments	Withdrawn
2010-4534	Prana Investments	Withdrawn
2011-1558	Peggy Field Family LP	Postponed
2011-4336	D.R. Patel Investments LLC	Withdrawn
2011-4535	Joseph Siino	Withdrawn
2011-4542	Waverly Place Prpts LLC	Postponed
2011-4646	South Beach Partners, LLC	Withdrawn
2011-4860	Frey Family Trust	Withdrawn
2011-4996	Prana Investments	Withdrawn
2011-4997	Prana Investments	Withdrawn
2011-4998	Prana Investments	Withdrawn
2011-4999	Prana Investments	Withdrawn
2011-5000	Prana Investments	Withdrawn
2011-5001	Prana Investments	Withdrawn
2011-5002	Prana Investments	Withdrawn
2011-5004	Prana Investments	Withdrawn

Appeal No.	Name	Disposition (Continued)
2011-5370	Michael Pezet	Withdrawn
2011-5371	Michael Pezet	Withdrawn
2011-5399	Peggy Field Family LP	Postponed
2011-5400	Peggy Field Family LP	Postponed
2011-5714	Mann Properties, LLC	Withdrawn
2012-0543	Sunhill Enterprises	Postponed
2012-0625	Mandel Family Revoc Trust	Withdrawn
2012-1673	Frey Family Trust	Withdrawn
2012-4218	Peggy Field Family LP	Postponed

There being no further business, the Board, at the hour of 2:12 p.m. recessed to reconvene on Tuesday, August 6, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on August 6, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, AUGUST 5, 2013
2:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session for the Board to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2010-4289

APPLICANT:	PAUL DUCKETT
PARCEL NO.:	3766 147
PARCEL ADDRESS:	400 Beale St, # 1208
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$517,684
APPLICANT'S OPINION:	$480,000
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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B) APPLICATION: 2011-3975

APPLICANT:	KEITH JUE
PARCEL NO.:	0715 067
PARCEL ADDRESS:	151 Alice B Toklas Pl, #812
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,006,858
APPLICANT'S OPINION:	$700,000
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C) APPLICATION: 2011-4168

APPLICANT:	MICHAEL DAYAN
PARCEL NO.:	3733 110
PARCEL ADDRESS:	245 5th St., #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$854,020
APPLICANT'S OPINION:	$600,000
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D) APPLICATION: 2011-4169

APPLICANT:	MICHAEL DAYAN
PARCEL NO.:	3733 111
PARCEL ADDRESS:	245 5th St., #302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$854,366
APPLICANT'S OPINION:	$600,000
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E) APPLICATION: 2011-4170

APPLICANT:	MICHAEL DAYAN
PARCEL NO.:	3733 112
PARCEL ADDRESS:	245 5th St., #303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$854,368
APPLICANT'S OPINION:	$600,000
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

F) APPLICATION: 2011-4931

APPLICANT:	KAREN DIENST
PARCEL NO.:	0580 019
PARCEL ADDRESS:	2109 Broadway St,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,613.601
APPLICANT'S OPINION:	$3,750,000
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Closed Meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 5, 2013 at 2:15 p.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 2:18 p.m. to review documents, deliberate and take possible action for the below listed applications. The Board reconvened in open session at 2:45 p.m. and took certain action, as specified under this date, on the original of the respective applications:

SF
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#2
8/5/13

Appeal No.	Name	Disposition
2010-4289	Paul Duckett	A.V.Lowered (Board)
2011-3975	Keith Jue	A.V.Lowered (Board)
2011-4168	Michael Dayan	A.V.Lowered (Board)
2011-4169	Michael Dayan	A.V.Lowered (Board)
2011-4170	Michael Dayan	A.V.Lowered (Board)
2011-4931	Karen Dienst	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 2:48 p.m. recessed to reconvene Tuesday, August 6, 2013, at 9:30 a.m.

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Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, August 8, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 6, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2150
APPLICANT:	PERSONALITY HOTELS III LLC
PARCEL NO.:	0307 007
PARCEL ADDRESS:	0386 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,203,801.00
APPLICANT'S OPINION:	$11,759,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3236
APPLICANT:	TS 222 SECOND ST LP
PARCEL NO.:	3735 063
PARCEL ADDRESS:	0222 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,707,041.00
APPLICANT'S OPINION:	$14,045,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3446
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 008
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,868,276.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3448
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 009
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,453,101.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3449
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 010
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,727.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3450
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 011
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,359,318.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3452
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 011A
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,113,798.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3453
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 012
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,241,562.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3456
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 013
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,417,271.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5052
APPLICANT:	TR 55 FRANCISCO LLC / KBS REALTY
PARCEL NO.:	0056 007
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,821,701.00
APPLICANT'S OPINION:	$7,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5055
APPLICANT:	TR 55 FRANCISCO LLC / KBS REALTY
PARCEL NO.:	0056 008
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,643,402.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4256
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 008
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,882,342.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4257
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 009
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,464,041.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4258
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 010
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,666,655.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4259
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 011
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,392,142.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4260
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 011A
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,137,243.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4261
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 012
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,281,029.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4262
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 013
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,503,242.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4602
APPLICANT:	TS 222 SECOND ST LP
PARCEL NO.:	3735 063
PARCEL ADDRESS:	0222 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,058,745.00
APPLICANT'S OPINION:	$14,118,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4850
APPLICANT:	TRS FUND IV/55 FRANCISCO LLC/KBS REIT
PARCEL NO.:	0056 007
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,933,306.00
APPLICANT'S OPINION:	$7,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4853
APPLICANT:	TRS FUND IV/55 FRANCISCO LLC/KBS REIT
PARCEL NO.:	0056 008
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,866,615.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4950
APPLICANT:	PARTNERS VI FRANK OWNER, INC,
PARCEL NO.:	0307 007
PARCEL ADDRESS:	0386 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,509,745.00
APPLICANT'S OPINION:	$10,595,529.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5140
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2011200289
PARCEL ADDRESS:	00000001 0000POST ST, 3400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$37,852,989.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5319
APPLICANT:	TR 55 FRANCISCO, LLC
PARCEL NO.:	0056 008
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$40,400,000.00
APPLICANT'S OPINION:	$20,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5320
APPLICANT:	TR 55 FRANCISCO, LLC
PARCEL NO.:	0056 007
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,075,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 6, 2013, at 9:45 a.m.

Present: Edward Campaña, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

With the following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board heard evidence and testimony from both parties regarding validity of the agent authorization, as well as validity of the below listed appeal application filed by said agent. The Board then took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2010-2150	Personality Hotels III, LLC	Submitted

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-3236	TS 222 Second St, LP	Withdrawn
2010-3446	DMP CP Plaza, LLC	Withdrawn
2010-3448	DMP CP Plaza, LLC	Withdrawn
2010-3449	DMP CP Plaza, LLC	Withdrawn
2010-3450	DMP CP Plaza, LLC	Withdrawn
2010-3452	DMP CP Plaza, LLC	Withdrawn
2010-3453	DMP CP Plaza, LLC	Withdrawn
2010-3456	DMP CP Plaza, LLC	Withdrawn
2010-5052	TR 55 Francisco, LLC	Postponed
2010-5055	TR 55 Francisco, LLC	Postponed
2011-4256	DMP CP Plaza, LLC	Withdrawn
2011-4257	DMP CP Plaza, LLC	Withdrawn
2011-4258	DMP CP Plaza, LLC	Withdrawn
2011-4259	DMP CP Plaza, LLC	Withdrawn
2011-4260	DMP CP Plaza, LLC	Withdrawn
2011-4261	DMP CP Plaza, LLC	Withdrawn
2011-4262	DMP CP Plaza, LLC	Withdrawn
2011-4602	TS 222 Second St, LP	Withdrawn
2011-4850	TRS Fund IV/55 Francisco, LLC	Postponed
2011-4853	TRS Fund IV/55 Francisco, LLC	Postponed
2011-4950	Partners VI Frank Owner, Inc	Postponed
2011-5140	McKesson Corporation	Postponed
2011-5319	TR 55 Francisco, LLC	Withdrawn
2011-5320	TR 55 Francisco, LLC	Withdrawn

There being no further business, the Board, at the hour of 10:38 a.m. recessed to reconvene on Thursday, August 8, 2013, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board August 14, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 6, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5141
APPLICANT:	COMCAST IP PHONE LLC
PARCEL NO.:	2011206914
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,553,002.00
APPLICANT'S OPINION:	$455,300.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5142
APPLICANT:	COMCAST IP PHONE LLC
PARCEL NO.:	2011207451
PARCEL ADDRESS:	TREASURE ISLAND,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$104,866.00
APPLICANT'S OPINION:	$10,487.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5143
APPLICANT:	COMCAST IP PHONE LLC
PARCEL NO.:	2011207452
PARCEL ADDRESS:	PRESIDIO ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$54,623.00
APPLICANT'S OPINION:	$5,462.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5144
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2011204506
PARCEL ADDRESS:	0260 POTRERO AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$879,693.00
APPLICANT'S OPINION:	$87,969.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5145
APPLICANT:	COMCAST OF CALIFORNIA IX, INC.
PARCEL NO.:	2011204765
PARCEL ADDRESS:	0221-19TH AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,933.00
APPLICANT'S OPINION:	$2,093.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5146
APPLICANT:	COMCAST OF CALIFORNIA IX, INC.
PARCEL NO.:	2011204971
PARCEL ADDRESS:	00000755 SANSOME ST, 0500
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,017,800.00
APPLICANT'S OPINION:	$401,780.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5147
APPLICANT:	COMCAST OF CALIFORNIA IX, INC.
PARCEL NO.:	2011206041
PARCEL ADDRESS:	0731 SANSOME ST, 200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,876,677.00
APPLICANT'S OPINION:	$187,668.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5148
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2011202588
PARCEL ADDRESS:	TREASURE ISLAND ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,065,667.00
APPLICANT'S OPINION:	$206,567.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5149
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2011208894
PARCEL ADDRESS:	2055 FOLSOM ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$26,873.00
APPLICANT'S OPINION:	$2,687.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5150
APPLICANT:	COMCAST SPOTLIGHT, INC.
PARCEL NO.:	2011204989
PARCEL ADDRESS:	0755 SANSOME ST, 0600
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,698,087.00
APPLICANT'S OPINION:	$469,809.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0265
APPLICANT:	LENNAR HOMES OF CALIFORNIA
PARCEL NO.:	2012207185
PARCEL ADDRESS:	0001 CALIFORNIA ST, 2700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$427,611.00
APPLICANT'S OPINION:	$38,112.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0283
APPLICANT:	RESOURCES NORTHERN II
PARCEL NO.:	1036 037
PARCEL ADDRESS:	0002 PARKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,723,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0284
APPLICANT:	RESOURCES NORTHERN II
PARCEL NO.:	1036 037
PARCEL ADDRESS:	0002 PARKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,797,460.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0285
APPLICANT:	RESOURCES NORTHERN II
PARCEL NO.:	1036 037
PARCEL ADDRESS:	0002 PARKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,788,460.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 6, 2013, at 1:30 p.m.

Present: Mervin Conlan, Fred Perez and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0265	Lennar Homes of California	Submitted

At the hour of 2:20 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:30 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0265	Lennar Homes of California	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5141	Comcast IP Phone LLC	Postponed
2011-5142	Comcast IP Phone LLC	Postponed
2011-5143	Comcast IP Phone LLC	Postponed
2011-5144	Comcast of California	Postponed
2011-5145	Comcast of California IX, Inc.	Postponed
2011-5146	Comcast of California IX, Inc.	Postponed
2011-5147	Comcast of California IX, Inc.	Postponed
2011-5148	Comcast of California	Postponed
2011-5149	Comcast of California	Postponed
2011-5150	Comcast Spotlight, Inc.	Postponed
2012-0283	Resources Northern II	Withdrawn
2012-0284	Resources Northern II	Withdrawn
2012-0285	Resources Northern II	Withdrawn

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There being no further business, the Board, at the hour of 2:33 p.m., recessed to reconvene Thursday, August 8, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August, 12, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 7, 2013
9:30 AM (Allday)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4275
APPLICANT:	405 HOWARD, LLC
PARCEL NO.:	3737 030
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$242,388,500.00
APPLICANT'S OPINION:	$215,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4907
APPLICANT:	405 HOWARD, LLC
PARCEL NO.:	3737 030
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$247,236,270.00
APPLICANT'S OPINION:	$194,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4420
APPLICANT:	405 HOWARD, LLC
PARCEL NO.:	3737 030
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$246,663,990.00
APPLICANT'S OPINION:	$175,013,670.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3839
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,605,879.00
APPLICANT'S OPINION:	$12,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3840
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,895,929.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3841
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,430,204.00
APPLICANT'S OPINION:	$15,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3842
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2011715003
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,569,014.00
APPLICANT'S OPINION:	$7,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3843
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0285 021
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,124,576.00
APPLICANT'S OPINION:	$23,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3844
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2011203935
PARCEL ADDRESS:	00000480 0000SUTTER ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$48,063,236.00
APPLICANT'S OPINION:	$23,860,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4254
APPLICANT:	SC HOTEL LLC/ SC GARAGE LLC
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,690,844.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4255
APPLICANT:	SC HOTEL LLC/ SC GARAGE LLC
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,758,160.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4589
APPLICANT:	CHINA BASIN/SAN FRANCISCO, LLC
PARCEL NO.:	3803 005
PARCEL ADDRESS:	0185 BERRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$263,062,158.00
APPLICANT'S OPINION:	$200,010,777.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5057
APPLICANT:	405 HOWARD, LLC
PARCEL NO.:	3737 030
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$248,532,045.00
APPLICANT'S OPINION:	$185,024,449.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5151
APPLICANT:	WESTFIELD METREON, LLC
PARCEL NO.:	2011701476
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$78,933,202.00
APPLICANT'S OPINION:	$39,466,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4907
APPLICANT:	405 HOWARD, LLC
PARCEL NO.:	3737 030
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$247,236,270.00
APPLICANT'S OPINION:	$194,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4420
APPLICANT:	405 HOWARD, LLC
PARCEL NO.:	3737 030
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$246,663,990.00
APPLICANT'S OPINION:	$175,013,670.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3839
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,605,879.00
APPLICANT'S OPINION:	$12,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3840
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,895,929.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3841
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,430,204.00
APPLICANT'S OPINION:	$15,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3842
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2011715003
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,569,014.00
APPLICANT'S OPINION:	$7,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3843
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0285 021
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,124,576.00
APPLICANT'S OPINION:	$23,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3844
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2011203935
PARCEL ADDRESS:	00000480 0000SUTTER ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$48,063,236.00
APPLICANT'S OPINION:	$23,860,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4254
APPLICANT:	SC HOTEL LLC/ SC GARAGE LLC
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,690,844.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4255
APPLICANT:	SC HOTEL LLC/ SC GARAGE LLC
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,758,160.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4589
APPLICANT:	CHINA BASIN/SAN FRANCISCO, LLC
PARCEL NO.:	3803 005
PARCEL ADDRESS:	0185 BERRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$263,062,158.00
APPLICANT'S OPINION:	$200,010,777.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5057
APPLICANT:	405 HOWARD, LLC
PARCEL NO.:	3737 030
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$248,532,045.00
APPLICANT'S OPINION:	$185,024,449.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5151
APPLICANT:	WESTFIELD METREON, LLC
PARCEL NO.:	2011701476
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$78,933,202.00
APPLICANT'S OPINION:	$39,466,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 8, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4441
APPLICANT:	KWATRA, PAUL
PARCEL NO.:	3731 139
PARCEL ADDRESS:	1097 HOWARD ST, 208
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$600,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4516
APPLICANT:	LIN, PAUL
PARCEL NO.:	3789 858
PARCEL ADDRESS:	0088 TOWNSEND STREET #A ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,175,032.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4585
APPLICANT:	CROSSETT, DEEDEE
PARCEL NO.:	3754 040
PARCEL ADDRESS:	1067 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,807,988.00
APPLICANT'S OPINION:	$2,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4912
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	0296 121
PARCEL ADDRESS:	0490 POST ST, #1516
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$922,317.00
APPLICANT'S OPINION:	$860,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4914
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	0296 122
PARCEL ADDRESS:	0490 POST ST, #1525
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$180,924.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5279
APPLICANT:	TOM, RICHARD
PARCEL NO.:	0116 015
PARCEL ADDRESS:	0532 0536 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,152,782.00
APPLICANT'S OPINION:	$679,565.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5291
APPLICANT:	KAYLOR, STEPHEN
PARCEL NO.:	0452T045C
PARCEL ADDRESS:	0900 NORTH POINT ST, 632 B37C
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$242,506.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5294
APPLICANT:	COSTA 1997 FAMILY TRUST
PARCEL NO.:	0531 004
PARCEL ADDRESS:	2919 2921 LAGUNA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5327
APPLICANT:	CC MEDIA HOLDINGS, INC.
PARCEL NO.:	3760 111
PARCEL ADDRESS:	0050 MORRIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5328
APPLICANT:	CC MEDIA HOLDINGS, INC.
PARCEL NO.:	3760 111
PARCEL ADDRESS:	0050 MORRIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$995,634.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5349
APPLICANT:	CC MEDIA HOLDINGS, INC.
PARCEL NO.:	3760 111
PARCEL ADDRESS:	0050 MORRIS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$998,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5350
APPLICANT:	CC MEDIA HOLDINGS, INC.
PARCEL NO.:	3760 111
PARCEL ADDRESS:	0050 MORRIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,003,131.00
APPLICANT'S OPINION:	$534,953.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5357
APPLICANT:	WILSON, KIM NUA
PARCEL NO.:	0668 021
PARCEL ADDRESS:	0081 FRANK NORRIS PL, 306
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$280,000.00
APPLICANT'S OPINION:	$227,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5364
APPLICANT:	A.G.S. PROPERTIES LP
PARCEL NO.:	0103 007
PARCEL ADDRESS:	1501 1503 GRANT AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,808,000.00
APPLICANT'S OPINION:	$2,346,651.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5420
APPLICANT:	LIM, SONG
PARCEL NO.:	3778 070
PARCEL ADDRESS:	0767 BRYANT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,500,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5421
APPLICANT:	KIM SAN, LLC
PARCEL NO.:	0474 056
PARCEL ADDRESS:	1111 BAY ST, 402
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$880,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1080
APPLICANT:	KAYLOR, STEPHEN
PARCEL NO.:	0452T045C
PARCEL ADDRESS:	0900 NORTH POINT ST, 632 B37C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,218.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 8, 2013, at 9:30 a.m.

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Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-4585	Deedee Crossett	Submitted
2011-5328	CC Media Holdings, Inc	Continued (Denied - Stip-V)
2011-5350	CC Media Holdings, Inc	Continued (Denied - Stip-V)
2011-5357	Kim Nua Wilson	Submitted
2011-5420	Song Lim	Submitted
2011-5421	Kim San, LLC	Postponed at Hearing

At the hour of 11:55 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 12:10 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4585	Deedee Crossett	A.V. Lowered (Board)
2011-5357	Kim Nua Wilson	A.V. Lowered (Board)
2011-5420	Song Lim	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4441	Paul Kwatra	Denied-No Show
2011-5291	Stephen Kaylor	Denied-No Show
2011-5294	Costa 1997 Family Trust	Denied-No Show
2012-1080	Stephen Kaylor	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4516	Paul Lin	Postponed
2011-4912	Darren Machule	Withdrawn
2011-4914	Darren Machule	Withdrawn
2011-5279	Richard Tom	Postponed
2011-5327	CC Media Holdings, Inc.	Withdrawn
2011-5349	CC Media Holdings, Inc.	Withdrawn
2011-5364	A.G.S Properties LP	Withdrawn

There being no further business, the Board, at the hour of 12:15 p.m., recessed to reconvene Monday, August 12, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August, 12, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 8, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1424
APPLICANT:	BRUNNER, STANTON
PARCEL NO.:	1622 001
PARCEL ADDRESS:	0603 0609 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,403,603.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3373
APPLICANT:	PARR, JOHN
PARCEL NO.:	3582 073
PARCEL ADDRESS:	3987 3989 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,415,140.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3381
APPLICANT:	NGUYEN, JOHNNY
PARCEL NO.:	1762 053
PARCEL ADDRESS:	1315 07TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$389,437.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3387
APPLICANT:	RANDLES, ROBERT
PARCEL NO.:	3637 022
PARCEL ADDRESS:	2673 2677 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,032,673.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3414
APPLICANT:	BAIR, PEGGY
PARCEL NO.:	6554 019
PARCEL ADDRESS:	1645 1649 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,552,083.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5040
APPLICANT:	SHURGARD CALIFORNIA PROPERTIES LLC
PARCEL NO.:	4347A003
PARCEL ADDRESS:	2090 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,206,689.00
APPLICANT'S OPINION:	$570,105.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6343
APPLICANT:	ROSEN, BIEN & GALVAN, LLP
PARCEL NO.:	2012900840
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$47,702.00
APPLICANT'S OPINION:	$1,436.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6344
APPLICANT:	ROSEN, BIEN & GALVAN, LLP
PARCEL NO.:	2012900839
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$88,523.00
APPLICANT'S OPINION:	$50,099.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6345
APPLICANT:	ROSEN, BIEN & GALVAN, LLP
PARCEL NO.:	2012900838
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$109,158.00
APPLICANT'S OPINION:	$88,180.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6406
APPLICANT:	BOUTOURLIN FAMILY LTD PARTNERSHIP
PARCEL NO.:	1422 030
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$92,820.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6407
APPLICANT:	BOUTOURLIN FAMILY LTD PARTNERSHIP
PARCEL NO.:	1422 029
PARCEL ADDRESS:	0258 12TH AVE,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Penalty - LEOP
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6412
APPLICANT:	ROSEN, BIEN & GALVAN, LLP
PARCEL NO.:	2012900837
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$149,717.00
APPLICANT'S OPINION:	$130,655.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0163
APPLICANT:	BALDINI, BRUNO
PARCEL NO.:	2012000875
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$39,178.00
APPLICANT'S OPINION:	$8,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0185
APPLICANT:	DIEPENBROCK, JAMES
PARCEL NO.:	2012651159
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$406,875.00
APPLICANT'S OPINION:	$327,500.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 8, 2013, at 1:30 p.m.

GOVERNMENT DOCUMENTS DEPT

Present: Louisa Mendoza, Meg Ruxton and Daniel Hershkowitz

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Quorum present

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Chairperson: Daniel Hershkowitz, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6343	Rosen, Bien & Galvan, LLP	Verbal Stipulation Approved
2011-6344	Rosen, Bien & Galvan, LLP	Verbal Stipulation Approved
2011-6345	Rosen, Bien & Galvan, LLP	Verbal Stipulation Approved
2011-6412	Rosen, Bien & Galvan, LLP	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6406	Boutourlin Family Ltd	Denied-No Show
2011-6407	Boutourlin Family Ltd	Denied-No Show
2012-0163	Bruno Baldini	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1424	Stanton Brunner	Postponed
2011-3373	John Parr	Withdrawn
2011-3381	Johnny Nguyen	Withdrawn
2011-3387	Robert Randles	Withdrawn
2011-3414	Peggy Bair	Postponed
2011-5040	Shurgard California Properties	Withdrawn
2012-0185	James Diepenbrock	Withdrawn

There being no further business, the Board, at the hour of 1:55 p.m., recessed to reconvene Monday, August 12, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August, 12, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 12, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3271
APPLICANT:	CHANG INCOME PROPERTY PARTNERSHIP LP
PARCEL NO.:	3935 004
PARCEL ADDRESS:	0200 0250 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,096,079.00
APPLICANT'S OPINION:	$6,618,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4644
APPLICANT:	HAL 427 - 34TH SF LLC
PARCEL NO.:	1466 047
PARCEL ADDRESS:	0427 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,641,071.00
APPLICANT'S OPINION:	$1,340,071.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5164
APPLICANT:	CHANG INCOME PROPERTY PARTNERSHIP LP
PARCEL NO.:	3935 004
PARCEL ADDRESS:	0200 0250 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,248,297.00
APPLICANT'S OPINION:	$11,288,337.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5843
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2011901226
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,235,924.00
APPLICANT'S OPINION:	$617,962.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5844
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2011901225
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$11,553.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5845
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2009206979
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,100,822.00
APPLICANT'S OPINION:	$550,411.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5846
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2011901224
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$136,842.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5847
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2010206089
PARCEL ADDRESS:	0455 THE EMBARCADERO,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,171,751.00
APPLICANT'S OPINION:	$615,740.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5848
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2011990237
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$127,033.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5849
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2011207002
PARCEL ADDRESS:	0455 THE EMBARCADERO,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,517,941.00
APPLICANT'S OPINION:	$758,970.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5850
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2011901228
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$62,144.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5851
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2009204269
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$834,960.00
APPLICANT'S OPINION:	$417,480.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5852
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2011901227
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$41,311.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5853
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2010203490
PARCEL ADDRESS:	0255 CALIFORNIA ST, 0550
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$925,604.00
APPLICANT'S OPINION:	$462,802.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5854
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2011990238
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$31,005.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5855
APPLICANT:	ACS STATE & LOCAL SOLUTIONS, INC.
PARCEL NO.:	2011204198
PARCEL ADDRESS:	0255 CALIFORNIA ST, 0550
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$803,667.00
APPLICANT'S OPINION:	$401,833.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0208
APPLICANT:	HAL 427 - 34TH SF LLC
PARCEL NO.:	1466 047
PARCEL ADDRESS:	0427 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,592,405.00
APPLICANT'S OPINION:	$1,642,405.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 12, 2013, at 9:30 a.m.

Present: Mervin Conlan, Fred Perez and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

With the following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from both parties in support of a verbal stipulation agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-4644	HAL 427 – 34th SF LLC	Withdrawn at Hearing
2011-5164	Chang Income Property Partners	Verbal Stipulation Approved
2012-0208	HAL 427 – 34th SF LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3271	Chang Income Property Partners	Postponed
2011-5843	ACS State & Local Solutions, Inc.	Withdrawn
2011-5844	ACS State & Local Solutions, Inc.	Withdrawn
2011-5845	ACS State & Local Solutions, Inc.	Withdrawn
2011-5846	ACS State & Local Solutions, Inc.	Withdrawn
2011-5847	ACS State & Local Solutions, Inc.	Withdrawn
2011-5848	ACS State & Local Solutions, Inc.	Withdrawn
2011-5849	ACS State & Local Solutions, Inc.	Withdrawn
2011-5850	ACS State & Local Solutions, Inc.	Withdrawn
2011-5851	ACS State & Local Solutions, Inc.	Withdrawn
2011-5852	ACS State & Local Solutions, Inc.	Withdrawn
2011-5853	ACS State & Local Solutions, Inc.	Withdrawn
2011-5854	ACS State & Local Solutions, Inc.	Withdrawn
2011-5855	ACS State & Local Solutions, Inc.	Withdrawn

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There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene on Wednesday, August 14, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 19, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 12, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2840
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,256,037.00
APPLICANT'S OPINION:	$13,979,454.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
AUG 07 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2841
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,213,692.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3198
APPLICANT:	CFRI / URBAN 939 MARKET LLC
PARCEL NO.:	3704 073
PARCEL ADDRESS:	0935 0939 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,991,928.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3199
APPLICANT:	949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.:	3704 072
PARCEL ADDRESS:	0943 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,982,300.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3200
APPLICANT:	949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.:	3704 071
PARCEL ADDRESS:	0949 0961 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,071,618.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2097
APPLICANT:	MONTICELLO HOTEL, LLC
PARCEL NO.:	0330 023
PARCEL ADDRESS:	0119 0139 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,475,230.00
APPLICANT'S OPINION:	$9,180,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3283
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,196,595.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3285
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,328,169.00
APPLICANT'S OPINION:	$15,787,206.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4525
APPLICANT:	CFRI/URBAN 939 MARKET LLC
PARCEL NO.:	3704 073
PARCEL ADDRESS:	0935 0939 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,968,247.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4526
APPLICANT:	949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.:	3704 072
PARCEL ADDRESS:	0943 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,968,122.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4527
APPLICANT:	949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.:	3704 071
PARCEL ADDRESS:	0949 0961 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,038,268.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4974
APPLICANT:	GRANVILLE, SCOTT
PARCEL NO.:	0029 003
PARCEL ADDRESS:	0590 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,696,596.00
APPLICANT'S OPINION:	$19,355,033.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3965
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,369,313.00
APPLICANT'S OPINION:	$18,714,864.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3966
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,250,784.00
APPLICANT'S OPINION:	$1,842,105.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4617
APPLICANT:	MONTICELLO HOTEL, LLC
PARCEL NO.:	0330 023
PARCEL ADDRESS:	0119 0139 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,309,880.00
APPLICANT'S OPINION:	$12,502,533.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4948
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,667,058.00
APPLICANT'S OPINION:	$11,634,123.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4957
APPLICANT:	CFRI/URBAN 939 MARKET LLC
PARCEL NO.:	3704 073
PARCEL ADDRESS:	0935 0939 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,043,306.00
APPLICANT'S OPINION:	$5,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4962
APPLICANT:	949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.:	3704 071
PARCEL ADDRESS:	0949 0961 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,143,976.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4966
APPLICANT:	949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.:	3704 072
PARCEL ADDRESS:	0943 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,013,060.00
APPLICANT'S OPINION:	$2,975,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5504
APPLICANT:	PHF RUBY, LLC
PARCEL NO.:	0029 003
PARCEL ADDRESS:	0590 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,342,675.00
APPLICANT'S OPINION:	$19,174,946.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 12, 2013, at 1:35 p.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2010 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
8/12/13

Appeal No.	Name	Disposition
2009-3198	CFRI/Urban 939 Market LLC	Verbal Stipulation Approved
2009-3199	949 Market Street Associates	Verbal Stipulation Approved
2009-3200	949 Market Street Associates	Verbal Stipulation Approved
2010-4974	Scott Granville	Submitted

At the hour of 3:37 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:53 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4974	Scott Granville	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2840	Host Hotels & Resorts, Inc.	Postponed
2009-2841	Host Hotels & Resorts, Inc.	Postponed
2010-2097	Monticello Hotel, LLC	Withdrawn
2010-3283	Host Hotels & Resorts, Inc.	Postponed
2010-3285	Host Hotels & Resorts, Inc.	Postponed
2010-4525	CFRI/Urban 939 Market LLC	Postponed
2010-4526	949 Market Street Associates,	Postponed
2010-4527	949 Market Street Associates,	Postponed
2011-3965	Host Hotels & Resorts, Inc.	Postponed
2011-3966	Host Hotels & Resorts, Inc.	Postponed
2011-4617	Monticello Hotel, LLC	Withdrawn
2011-4948	Orchard Garden Inc.	Withdrawn
2011-4957	CFRI/Urban 939 Market LLC	Postponed
2011-4962	949 Market Street Associates,	Postponed
2011-4966	949 Market Street Associates,	Postponed
2011-5504	PHF Ruby, LLC	Withdrawn

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There being no further business, the Board, at the hour of 3:58 p.m., recessed to reconvene Wednesday, August 14, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board August 21, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 13, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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8/13/13

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3322
APPLICANT:	CBS INTERACTIVE
PARCEL NO.:	2009204874
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$22,973,481.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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AUG 13 2013

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6656
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 009
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,161,600.00
APPLICANT'S OPINION:	$1,145,552.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6657
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 003
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,010,000.00
APPLICANT'S OPINION:	$8,092,048.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6658
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 006
PARCEL ADDRESS:	0221 0225 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,363,600.00
APPLICANT'S OPINION:	$2,449,957.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6659
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 008
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,161,600.00
APPLICANT'S OPINION:	$1,187,627.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6660
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 007
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,161,600.00
APPLICANT'S OPINION:	$1,162,871.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1086
APPLICANT:	CBS INTERACTIVE
PARCEL NO.:	3736 123
PARCEL ADDRESS:	0235 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,393,259.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2099
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 003
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,948,355.00
APPLICANT'S OPINION:	$12,930,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2100
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 006
PARCEL ADDRESS:	0221 0225 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,960,582.00
APPLICANT'S OPINION:	$9,244,174.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2101
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 007
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,151,736.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2102
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 008
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,151,736.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2103
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 009
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,151,736.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3855
APPLICANT:	CBS INTERACTIVE
PARCEL NO.:	3736 123
PARCEL ADDRESS:	0235 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,021,209.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3856
APPLICANT:	CNET NETWORKS, INC.
PARCEL NO.:	2011204739
PARCEL ADDRESS:	0235 02ND ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$16,392,884.00
APPLICANT'S OPINION:	$8,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4142
APPLICANT:	DOHENY-VIDOVICH PARTNERS
PARCEL NO.:	3799 007
PARCEL ADDRESS:	0675 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,732,623.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4390
APPLICANT:	3CFRI/URBAN 901 MARKET LLC
PARCEL NO.:	3704 062
PARCEL ADDRESS:	0422 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,133,328.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4391
APPLICANT:	3CFRI/URBAN 901 MARKET LLC
PARCEL NO.:	3704 001
PARCEL ADDRESS:	0901 0919 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,199,886.00
APPLICANT'S OPINION:	$34,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4618
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 003
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,143,745.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4619
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 006
PARCEL ADDRESS:	0221 0225 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,203,016.00
APPLICANT'S OPINION:	$10,491,268.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4620
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	2011520811
PARCEL ADDRESS:	0225 POWELL ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,791,268.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4621
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 007
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,182,997.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4622
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 008
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,182,997.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4623
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 009
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,182,997.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4833
APPLICANT:	JAPAN CENTER KABUKI I
PARCEL NO.:	0701 001
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,588,219.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4834
APPLICANT:	JAPAN CENTER KABUKI I
PARCEL NO.:	0701 002
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,562,081.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

27) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4835
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 017
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,688,706.00
APPLICANT'S OPINION:	$13,863,666.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4836
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 018
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,918,880.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4837
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 019
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$565,849.00
APPLICANT'S OPINION:	$280,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4838
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 020
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$607,764.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4839
APPLICANT:	DANESHGAR, JOSEPH
PARCEL NO.:	0700 009
PARCEL ADDRESS:	0011 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,229,310.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

32) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4840
APPLICANT:	DANESHGAR, JOSEPH
PARCEL NO.:	0700 010
PARCEL ADDRESS:	0011 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,882,661.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

33) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4841
APPLICANT:	DANESHGAR, JOSEPH
PARCEL NO.:	0700 012
PARCEL ADDRESS:	0011 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,535,995.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

34) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4842
APPLICANT:	DANESHGAR, JOSEPH
PARCEL NO.:	0700 027
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,181,545.00
APPLICANT'S OPINION:	$2,502,890.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

35) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4861
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$75,522,557.00
APPLICANT'S OPINION:	$57,419,258.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

36) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5155
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 005
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,618,292.00
APPLICANT'S OPINION:	$1,808,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5156
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 010
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,419,533.00
APPLICANT'S OPINION:	$21,684,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5157
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 011
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,419,533.00
APPLICANT'S OPINION:	$21,684,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 14, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3021
APPLICANT:	WINIARSKI, ANDRE
PARCEL NO.:	1465 001B
PARCEL ADDRESS:	0423 0425 33RD AVE,
TOPIC:	Request to reopen appeal.
CURRENT ASSESSMENT:	$1,567,077.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3312
APPLICANT:	LINCOLN 455 MARKET ST.
PARCEL NO.:	3709 012
PARCEL ADDRESS:	0455 MARKET ST,
TOPIC:	Request to amend appeal from Regular to Escape Assessment.
CURRENT ASSESSMENT:	$103,431,932.00
APPLICANT'S OPINION:	$10,315,609.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3313
APPLICANT:	455 MARKET STREET INVESTORS LLC
PARCEL NO.:	3709 011
PARCEL ADDRESS:	0021 0029 01ST ST,
TOPIC:	Request to amend appeal from Regular to Escape Assessment.
CURRENT ASSESSMENT:	$7,159,517.00
APPLICANT'S OPINION:	$712,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3372
APPLICANT:	WINIARSKI, ANDRE
PARCEL NO.:	1465 001B
PARCEL ADDRESS:	0423 0425 33RD AVE,
TOPIC:	Request to reopen appeal.
CURRENT ASSESSMENT:	$1,517,361.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3554
APPLICANT:	MILLER, MICHAEL
PARCEL NO.:	0322A100
PARCEL ADDRESS:	0631 O'FARRELL ST, 1004
TOPIC:	Request to reopen appeal.
CURRENT ASSESSMENT:	$397,381.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3565
APPLICANT:	TASNEEM, RUKHSANA
PARCEL NO.:	4941 025
PARCEL ADDRESS:	6201 03RD ST,
TOPIC:	Request to reopen appeal.
CURRENT ASSESSMENT:	$305,912.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5730
APPLICANT:	SST INVESTMENTS LLC
PARCEL NO.:	3612 063
PARCEL ADDRESS:	0757 0767 TREAT AVE,
TOPIC:	Request to amend appeal from Escape to Supplemental Assessment.
CURRENT ASSESSMENT:	$2,081,195.00
APPLICANT'S OPINION:	$1,601,255.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6307
APPLICANT:	WALSHE FAMILY TRUST
PARCEL NO.:	4831 009
PARCEL ADDRESS:	2220 INGALLS ST,
TOPIC:	Request to amend appeal from Escape to Supplemental Assessment.
CURRENT ASSESSMENT:	$975,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0034
APPLICANT:	MILLER, BORIS
PARCEL NO.:	4831 006
PARCEL ADDRESS:	1400 YOSEMITE AVE,
TOPIC:	Request to amend appeal from Escape to Supplemental Assessment.
CURRENT ASSESSMENT:	$975,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2093
APPLICANT:	HUANG, CHUN LI
PARCEL NO.:	7138 022
PARCEL ADDRESS:	0182 SAGAMORE ST,
TOPIC:	Request to amend 2012 Regular appeal to include Base Year.
CURRENT ASSESSMENT:	$563,882.00
APPLICANT'S OPINION:	$455,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3875
APPLICANT:	ALAM, MOHAMMAD
PARCEL NO.:	2382 009
PARCEL ADDRESS:	2426 44TH AVE,
TOPIC:	Request to accept as timely filed for Supplemental Assessment.
CURRENT ASSESSMENT:	$366,900.00
APPLICANT'S OPINION:	$175,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5390
APPLICANT:	FRANCIS, JOAN
PARCEL NO.:	1371 008
PARCEL ADDRESS:	0139 0141 11TH AVE,
TOPIC:	Request to accept as timely filed for Supplemental Assessment.
CURRENT ASSESSMENT:	$1,812,267.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5422
APPLICANT:	CAMPOS, DAVID
PARCEL NO.:	6086 010C
PARCEL ADDRESS:	0460 LISBON ST,
TOPIC:	Request to accept as timely filed for Supplemental Assessment.
CURRENT ASSESSMENT:	$329,633.00
APPLICANT'S OPINION:	$220,946.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5461
APPLICANT:	WITTIG, CHRISTOF
PARCEL NO.:	4106 033
PARCEL ADDRESS:	0883 INDIANA ST,
TOPIC:	Request to accept as timely filed for Escape Assessment.
CURRENT ASSESSMENT:	$680,082.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 14, 2013, at 9:30 a.m.

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Present: Edward Campaña, Richard Lee and Diane Robinson

Quorum present

Chairperson: Edward Campaña, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard testimony and evidence regarding administrative issues only. The Board then took certain action, as specified under this date, on the administrative issues pertaining to the below respective original applications:

Appeal No.	Name	Disposition
2010-3312	Lincoln 455 Market St.	Submitted
2010-3313	455 Market Street Investors LLC	Submitted
2011-3565	Rukhsana Tasneem	Request to Reopen Application Approved; 2 to 1 vote with Member Lee dissenting
2011-5730	SST Investments LLC	Request to Amend Application Approved
2011-6307	Walshe Family Trust	Request to Amend Application Approved
2012-0034	Boris Miller	Request to Amend Application Approved
2012-2093	Chun Li Huang	Request to Amend Application Denied
2012-3875	Mohammad Alam	Request to Accept as Timely Filed Denied
2012-5422	David Campos	Request to Accept as Timely Filed Approved
2012-5461	Christof Wittig	Request to Accept as Timely Filed Approved

At the hour of 11:20 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:33 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3312	Lincoln 455 Market St.	Request to Amend Application Denied
2010-3313	455 Market Street Investors LLC	Request to Amend Application Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the administrative issues pertaining to the below respective original applications:

Appeal No.	Name	Disposition
2010-3021	Andre Winiarski	Request to Reopen Application Denied for Lack of Appearance
2011-3372	Andre Winiarski	Same as Above
2011-3554	Michael Miller	Same as Above
2012-5390	Joan Francis	Request to Accept as Timely Filed Denied for Lack of Appearance

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Monday, August 19, 2013, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Monday, August 26, 2013.

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 14, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1996
APPLICANT:	DA ENTERPRISES LLC
PARCEL NO.:	3766 014
PARCEL ADDRESS:	0400 BEALE ST, #103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$915,030.00
APPLICANT'S OPINION:	$446,071.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4147
APPLICANT:	LEE, LUCAS
PARCEL NO.:	1406 038
PARCEL ADDRESS:	0322 0324 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,847,773.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5940
APPLICANT:	DIZON, KAREN
PARCEL NO.:	0931 019
PARCEL ADDRESS:	2596 CHESTNUT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,330,000.00
APPLICANT'S OPINION:	$1,143,055.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5941
APPLICANT:	DIZON, KAREN
PARCEL NO.:	0931 019
PARCEL ADDRESS:	2596 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,326,847.00
APPLICANT'S OPINION:	$1,143,055.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5942
APPLICANT:	DIZON, KAREN
PARCEL NO.:	0931 019
PARCEL ADDRESS:	2596 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,336,837.00
APPLICANT'S OPINION:	$1,143,055.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6172
APPLICANT:	DIZON, KAREN
PARCEL NO.:	0931 018
PARCEL ADDRESS:	2584V CHESTNUT ST.
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$470,000.00
APPLICANT'S OPINION:	$185,989.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6173
APPLICANT:	DIZON, KAREN
PARCEL NO.:	0931 018
PARCEL ADDRESS:	2584V CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$468,886.00
APPLICANT'S OPINION:	$186,945.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6174
APPLICANT:	DIZON, KAREN
PARCEL NO.:	0931 018
PARCEL ADDRESS:	2584V CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$472,416.00
APPLICANT'S OPINION:	$186,945.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0242
APPLICANT:	TODAY'S HOTEL CORPORATION
PARCEL NO.:	2012900841
PARCEL ADDRESS:	1500 VAN NESS AVE,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$307,473.00
APPLICANT'S OPINION:	$31,107.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0243
APPLICANT:	TODAY'S HOTEL CORPORATION
PARCEL NO.:	2012900868
PARCEL ADDRESS:	1500 VAN NESS AVE,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$25,979.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1037
APPLICANT:	FISH, RICHARD
PARCEL NO.:	2012650437
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$30,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1401
APPLICANT:	MADISON GRAHAM COLORGRAPHICS INC
PARCEL NO.:	2012201251
PARCEL ADDRESS:	0888 TENNESSEE ST, 1921
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,351,000.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1949
APPLICANT:	LSL PROPERTIES B14 DE, LLC
PARCEL NO.:	2012400650
PARCEL ADDRESS:	0645 STOCKTON ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,324,088.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1950
APPLICANT:	LSL PROPERTIES B14 DE, LLC
PARCEL NO.:	2012400637
PARCEL ADDRESS:	0211 CHURCH ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,135,952.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 14, 2013, at 1:30 p.m.

Present: Louisa Mendosa, Meg Ruxton and Fred Perez

Quorum present

Chairperson: Louisa Mendosa, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board heard evidence and testimony from both parties in support of a verbal stipulation agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2011-1996	Da Enterprises LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4147	Lucas Lee	Postponed
2011-5940	Karen Dizon	Withdrawn
2011-5940	Karen Dizon	Withdrawn
2011-5940	Karen Dizon	Withdrawn
2011-5940	Karen Dizon	Withdrawn
2011-5940	Karen Dizon	Withdrawn
2011-5940	Karen Dizon	Withdrawn
2012-0242	Today's Hotel Corporation	Postponed
2012-0243	Today's Hotel Corporation	Postponed
2012-1037	Richard Fish	Withdrawn
2012-1401	Madison Graham Colorgraphics	Postponed
2012-1949	LSL Properties B14 DE, LLC	Postponed
2012-1950	LSL Properties B14 DE, LLC	Postponed

There being no further business, the Board, at the hour of 1:52 p.m., recessed to reconvene Monday, August 19, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 19, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 19, 2013
1:30 PM

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SF
A82
#1
8/19/13

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0616
APPLICANT:	GHEITH, YOUSEF
PARCEL NO.:	5358 029
PARCEL ADDRESS:	5102 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,119,995.00
APPLICANT'S OPINION:	$642,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0711
APPLICANT:	KONG, JUAN
PARCEL NO.:	1593 021
PARCEL ADDRESS:	0659 0665 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,786,661.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0715
APPLICANT:	KELLER-GROVER PROPERTIES, LLC
PARCEL NO.:	3534 058
PARCEL ADDRESS:	0291 0293 DUBOCE AVE,
TOPIC:	
CURRENT ASSESSMENT:	$3,905,185.00
APPLICANT'S OPINION:	$3,050,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0716
APPLICANT:	KELLER-GROVER PROPERTIES, LLC
PARCEL NO.:	3534 062
PARCEL ADDRESS:	0255 0259 DUBOCE AVE,
TOPIC:	
CURRENT ASSESSMENT:	$462,455.00
APPLICANT'S OPINION:	$312,480.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0717
APPLICANT:	KELLER-GROVER PROPERTIES, LLC
PARCEL NO.:	3534 061
PARCEL ADDRESS:	0263 0265 DUBOCE AVE,
TOPIC:	
CURRENT ASSESSMENT:	$462,455.00
APPLICANT'S OPINION:	$312,480.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0718
APPLICANT:	KELLER-GROVER PROPERTIES, LLC
PARCEL NO.:	3534 059
PARCEL ADDRESS:	0275 0277 DUBOCE AVE,
TOPIC:	
CURRENT ASSESSMENT:	$924,912.00
APPLICANT'S OPINION:	$624,963.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0732
APPLICANT:	LIN, CHYONG YAU
PARCEL NO.:	7172 003
PARCEL ADDRESS:	0001 HEAD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$355,552.00
APPLICANT'S OPINION:	$85,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0744
APPLICANT:	KEMP, EMILY
PARCEL NO.:	6652 025A
PARCEL ADDRESS:	1721 NOE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,059,385.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0760
APPLICANT:	PEI ASSET POOL V LLC
PARCEL NO.:	6423 236
PARCEL ADDRESS:	1828- 1838 1848-1858 GENEVA AVE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,153,597.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0785
APPLICANT:	MCCLUNG, DAVID
PARCEL NO.:	1230 034
PARCEL ADDRESS:	5110 CLAYTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,050,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0808
APPLICANT:	CHIN, FLORENCE
PARCEL NO.:	1914 014B
PARCEL ADDRESS:	1654 30TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,230,290.00
APPLICANT'S OPINION:	$964,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0816
APPLICANT:	LEIDER, RICHARD
PARCEL NO.:	6731 047
PARCEL ADDRESS:	0201 SUSSEX ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,000,990.00
APPLICANT'S OPINION:	$717,900.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0826
APPLICANT:	LEUNG, WAI
PARCEL NO.:	3148 004
PARCEL ADDRESS:	4592 4594 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,013,329.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 19, 2013, at 1:30 p.m.

Present: Mervin Conlan, Daniel Hershkowitz and Louisa Mendoza,

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
8/19/13

Appeal No.	Name	Disposition
2012-0785	David McClung	Submitted
2012-0808	Florence Chin	Verbal Stipulation Approved

At the hour of 2:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:20 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0785	David McClung	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-0744	Emily Kemp	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0616	Yousef Gheith	Withdrawn
2012-0711	Juan Kong	Withdrawn
2012-0715	Keller-Grover Properties, LLC	Withdrawn
2012-0716	Keller-Grover Properties, LLC	Withdrawn
2012-0717	Keller-Grover Properties, LLC	Withdrawn
2012-0718	Keller-Grover Properties, LLC	Withdrawn
2012-0732	Chyong Yau Lin	Withdrawn
2012-0760	Pei Asset Pool V LLC	Withdrawn
2012-0816	Richard Leider	Withdrawn
2012-0826	Wai Leung	Withdrawn

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There being no further business, the Board, at the hour of 2:28 p.m., recessed to reconvene Wednesday, August 21, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 21, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 21, 2013
9:30 AM

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4704
APPLICANT:	CRAGEN, EUGENE
PARCEL NO.:	1156 032
PARCEL ADDRESS:	1719 1723 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,438,791.00
APPLICANT'S OPINION:	$932,565.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5116
APPLICANT:	WARNOCK, KEVIN
PARCEL NO.:	2681 004
PARCEL ADDRESS:	0113 WARREN DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6307
APPLICANT:	WALSHE FAMILY TRUST
PARCEL NO.:	4831 009
PARCEL ADDRESS:	2220 INGALLS ST,
TOPIC:	
CURRENT ASSESSMENT:	$975,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0219
APPLICANT:	CONCORDIA ARGONAUT CLUB
PARCEL NO.:	2012900749
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$322,211.00
APPLICANT'S OPINION:	$49,910.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0222
APPLICANT:	CONCORDIA ARGONAUT CLUB
PARCEL NO.:	2012900748
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$321,183.00
APPLICANT'S OPINION:	$49,910.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0223
APPLICANT:	CONCORDIA ARGONAUT CLUB
PARCEL NO.:	2012900747
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$381,962.00
APPLICANT'S OPINION:	$49,910.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0229
APPLICANT:	CONCORDIA ARGONAUT CLUB
PARCEL NO.:	2012900746
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$379,753.00
APPLICANT'S OPINION:	$49,910.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0299
APPLICANT:	GRAND HYATT SF GENERAL PARTNERSHIP
PARCEL NO.:	2012900731
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$7,121,833.00
APPLICANT'S OPINION:	$3,298,343.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0300
APPLICANT:	GRAND HYATT SF GENERAL PARTNERSHIP
PARCEL NO.:	2012900730
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$7,005,843.00
APPLICANT'S OPINION:	$3,448,599.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0301
APPLICANT:	GRAND HYATT SF GENERAL PARTNERSHIP
PARCEL NO.:	2012900729
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$6,723,650.00
APPLICANT'S OPINION:	$2,936,766.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0302
APPLICANT:	GRAND HYATT SF GENERAL PARTNERSHIP
PARCEL NO.:	2012900726
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$6,445,310.00
APPLICANT'S OPINION:	$3,031,800.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0824
APPLICANT:	ORDANO FAMILY, LP
PARCEL NO.:	1379 013
PARCEL ADDRESS:	0171 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,402,138.00
APPLICANT'S OPINION:	$2,042,080.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0839
APPLICANT:	LU, WINNY CHENG
PARCEL NO.:	1829 042
PARCEL ADDRESS:	1414 1416 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,285,624.00
APPLICANT'S OPINION:	$1,110,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0899
APPLICANT:	BAYSHORE WAREHOUSE ASSOC LLC
PARCEL NO.:	5596 015
PARCEL ADDRESS:	0400 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,293,753.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 21, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0307
APPLICANT:	MCCLEA COURT END, LLC
PARCEL NO.:	3757 143
PARCEL ADDRESS:	0002 MCLEA CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,209,629.00
APPLICANT'S OPINION:	$218,097.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0308
APPLICANT:	MCCLEA COURT END, LLC
PARCEL NO.:	3757 143
PARCEL ADDRESS:	0002 MCLEA CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,233,821.00
APPLICANT'S OPINION:	$218,097.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0309
APPLICANT:	MCCLEA COURT END, LLC
PARCEL NO.:	3757 143
PARCEL ADDRESS:	0002 MCLEA CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,258,497.00
APPLICANT'S OPINION:	$218,097.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2997
APPLICANT:	INTL SETTLEMENT HOLDING CORP
PARCEL NO.:	0044 020
PARCEL ADDRESS:	0062V BRET HARTE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,322,663.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2998
APPLICANT:	INTL SETTLEMENT HOLDING CORP
PARCEL NO.:	0044 021
PARCEL ADDRESS:	0050V BRET HARTE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,329.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3000
APPLICANT:	INTL SETTLEMENT HOLDING CORP
PARCEL NO.:	0044 022
PARCEL ADDRESS:	0038V BRET HARTE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,329.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3509
APPLICANT:	MURPHY, EDWARD
PARCEL NO.:	3757 142
PARCEL ADDRESS:	0008 MCLEA CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,361,934.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3510
APPLICANT:	MURPHY, EDWARD
PARCEL NO.:	3757 143
PARCEL ADDRESS:	0002 MCLEA CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,264,967.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4616
APPLICANT:	CARTWRIGHT HOTEL CO LLC
PARCEL NO.:	0284 006
PARCEL ADDRESS:	0524 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,611,670.00
APPLICANT'S OPINION:	$9,507,548.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2508
APPLICANT:	MURPHY, EDWARD
PARCEL NO.:	3757 143
PARCEL ADDRESS:	0002 MCLEA CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,290,265.00
APPLICANT'S OPINION:	$290,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3832
APPLICANT:	LARKSPUR HOTELS, LLC
PARCEL NO.:	0284 006
PARCEL ADDRESS:	0524 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,674,822.00
APPLICANT'S OPINION:	$9,341,519.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 21, 2013, at 1:38 p.m.

Present: Diane Robinson, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
8/21/13

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Appeal No.	Name	Disposition
2010-0307	McClea Court End, LLC	A.V. Lowered (Board)
2010-0308	McClea Court End, LLC	Submitted
2010-0309	McClea Court End, LLC	Submitted
2011-3510	Edward Murphy	Submitted
2012-2508	Edward Murphy	Submitted

At the hour of 4:12 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:50 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0308	McClea Court End, LLC	A.V. Lowered (Board)
2010-0309	McClea Court End, LLC	A.V. Lowered by Board, but Higher than Assessor's Recommended Value
2011-3510	Edward Murphy	A.V. Lowered (Board)
2012-2508	Edward Murphy	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2997	Intl Settlement Holding Corp	Postponed
2011-2998	Intl Settlement Holding Corp	Postponed
2011-3000	Intl Settlement Holding Corp	Postponed
2011-3509	Edward Murphy	Withdrawn
2011-4616	Cartwright Hotel Co LLC	Postponed
2012-3832	Larkspur Hotels, LLC	Postponed

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There being no further business, the Board, at the hour of 4:55 p.m., recessed to reconvene Thursday, August 22, 2013, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board August 22, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 22, 2013
9:30 AM (Allday)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4963
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	3751 410
PARCEL ADDRESS:	0788 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,102,866.00
APPLICANT'S OPINION:	$40,185,554.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6696
APPLICANT:	AVALON BAY COMMUNITIES
PARCEL NO.:	3751 410
PARCEL ADDRESS:	0788 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$64,000,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3188
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8706 010
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,765,291.00
APPLICANT'S OPINION:	$66,909,634.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3189
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8706 011
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,327,476.00
APPLICANT'S OPINION:	$16,390,422.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3190
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8706 012
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,577,254.00
APPLICANT'S OPINION:	$5,882,096.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3192
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8706 013
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,405,200.00
APPLICANT'S OPINION:	$1,256,683.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4574
APPLICANT:	AVALONBAY COMMUNITIES INC.
PARCEL NO.:	8706 010
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$75,208,748.00
APPLICANT'S OPINION:	$59,407,772.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4575
APPLICANT:	AVALONBAY COMMUNITIES INC.
PARCEL NO.:	8706 011
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,465,482.00
APPLICANT'S OPINION:	$14,569,265.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4576
APPLICANT:	AVALONBAY COMMUNITIES INC.
PARCEL NO.:	8706 012
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,626,775.00
APPLICANT'S OPINION:	$5,228,525.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4577
APPLICANT:	AVALONBAY COMMUNITIES INC.
PARCEL NO.:	8706 013
PARCEL ADDRESS:	0255 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,415,781.00
APPLICANT'S OPINION:	$1,117,051.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4579
APPLICANT:	AURORA YB LLC
PARCEL NO.:	3751 410
PARCEL ADDRESS:	0788 HARRISON ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,551,185.00
APPLICANT'S OPINION:	$55,284,634.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5401
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 003
PARCEL ADDRESS:	0048 STOCKTON ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,320,000.00
APPLICANT'S OPINION:	$11,425,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5402
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 003
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,646,400.00
APPLICANT'S OPINION:	$11,650,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5403
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 004
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,068,000.00
APPLICANT'S OPINION:	$23,850,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5404
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 004
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,749,360.00
APPLICANT'S OPINION:	$24,350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5405
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 003
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,206,400.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5406
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 003
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,610,528.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5407
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 003
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,561,680.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5408
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 004
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,189,360.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5409
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 004
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,113,147.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5410
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 004
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,001,487.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5517
APPLICANT:	455 MARKET STREET INVESTORS LLC
PARCEL NO.:	3709 011
PARCEL ADDRESS:	0021 0029 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$114,597,000.00
APPLICANT'S OPINION:	$7,176,525.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5518
APPLICANT:	LEGACY 455 MARKET STREET LP
PARCEL NO.:	3709 012
PARCEL ADDRESS:	0455 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,113,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 22, 2013, at 9:38 a.m.

Present: Diane Robinson and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 escape assessment roll being present, the Board heard evidence and testimony from both parties in support of a verbal stipulation agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-5517	455 Market Street Investors LLC	Verbal Stipulation Approved
2011-5518	Legacy 455 Market Street LP	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4963	Avalonbay Communities, Inc.	Postponed
2009-6696	Avalonbay Communities, Inc.	Postponed
2010-3188	Avalonbay Communities, Inc.	Postponed
2010-3189	Avalonbay Communities, Inc.	Postponed
2010-3190	Avalonbay Communities, Inc.	Postponed
2010-3192	Avalonbay Communities, Inc.	Postponed
2011-4574	Avalonbay Communities, Inc.	Postponed
2011-4575	Avalonbay Communities, Inc.	Postponed
2011-4576	Avalonbay Communities, Inc.	Postponed
2011-4577	Avalonbay Communities, Inc.	Postponed
2011-4579	Aurora YB LLC	Postponed
2011-5401	Barney's, Inc.	Postponed
2011-5402	Barney's, Inc.	Postponed
2011-5403	Barney's, Inc.	Postponed
2011-5404	Barney's, Inc.	Postponed
2011-5405	Barney's, Inc.	Postponed
2011-5406	Barney's, Inc.	Postponed

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Appeal No.	Name	Disposition (con't)
2011-5407	Barney's, Inc.	Postponed
2011-5408	Barney's, Inc.	Postponed
2011-5409	Barney's, Inc.	Postponed
2011-5410	Barney's, Inc.	Postponed

There being no further business, the Board, at the hour of 10:13 a.m., recessed to reconvene Monday, August 26, 2013, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board September 5, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, August 23, 2013
9:30 AM (Allday)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5045
APPLICANT:	AVALONBAY COMMUNITIES INC.
PARCEL NO.:	8705 011
PARCEL ADDRESS:	0301 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$112,532,181.00
APPLICANT'S OPINION:	$100,854,297.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5465
APPLICANT:	AVALON BAY COMMUNITIES
PARCEL NO.:	8705 012
PARCEL ADDRESS:	0301 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,162,548.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5466
APPLICANT:	AVALON BAY COMMUNITIES
PARCEL NO.:	8705 013
PARCEL ADDRESS:	0301 KING ST, SUITE B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$553,817.00
APPLICANT'S OPINION:	$275,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5467
APPLICANT:	AVALON BAY COMMUNITIES
PARCEL NO.:	8705 014
PARCEL ADDRESS:	0301 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,021,551.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 26, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4155
APPLICANT:	WANG, PEGGY
PARCEL NO.:	8708 030
PARCEL ADDRESS:	0255 BERRY ST, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$623,220.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4928
APPLICANT:	GONZALEZ, FERNANDO
PARCEL NO.:	6740 025
PARCEL ADDRESS:	2734 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,130,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5086
APPLICANT:	LAU, YOON FONG
PARCEL NO.:	5861 045
PARCEL ADDRESS:	0436 GAVEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$840,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0088
APPLICANT:	LEVINE TRUST
PARCEL NO.:	1175 064
PARCEL ADDRESS:	2001 MCALLISTER ST, 131
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$563,879.00
APPLICANT'S OPINION:	$465,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0167
APPLICANT:	3000, INC.
PARCEL NO.:	2012900895
PARCEL ADDRESS:	0211 JEFFERSON ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$736,077.00
APPLICANT'S OPINION:	$75,258.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0168
APPLICANT:	3000, INC.
PARCEL NO.:	2012900894
PARCEL ADDRESS:	0211 JEFFERSON ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$590,871.00
APPLICANT'S OPINION:	$11,984.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0169
APPLICANT:	3000, INC.
PARCEL NO.:	2012900892
PARCEL ADDRESS:	0211 JEFFERSON ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$211,214.00
APPLICANT'S OPINION:	$2,675.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0170
APPLICANT:	3000, INC.
PARCEL NO.:	2012900893
PARCEL ADDRESS:	0211 JEFFERSON ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$6,059.00
APPLICANT'S OPINION:	$2,016.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0322
APPLICANT:	INTERCONTINENTAL HOTELS GROUP
PARCEL NO.:	2012900725
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,174,232.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0323
APPLICANT:	INTERCONTINENTAL HOTELS GROUP
PARCEL NO.:	2012900724
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,528,369.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0324
APPLICANT:	INTERCONTINENTAL HOTELS GROUP
PARCEL NO.:	2012900723
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$654,633.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0325
APPLICANT:	INTERCONTINENTAL HOTELS GROUP
PARCEL NO.:	2012900722
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$662,918.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0345
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 006
PARCEL ADDRESS:	0248 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$796,408.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0346
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 007
PARCEL ADDRESS:	0252 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,051,720.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 26, 2013, at 9:30 a.m.

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Present: Louisa Mendoza, Mervin Conlan and Daniel Hershkowitz

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 and 2012 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-4155	Peggy Wang	Submitted
2011-4928	Fernando Gonzalez	Submitted
2012-0088	Levine Trust	Verbal Stipulation Approved

At the hour of 10:35 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 10:45 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4155	Peggy Wang	A. V. Lowered (Board)
2011-4928	Fernando Gonzalez	A. V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-5086	Yoon Fong Lau	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0167	3000, Inc.	Postponed
2012-0168	3000, Inc.	Postponed
2012-0169	3000. Inc.	Postponed
2012-0170	3000, Inc.	Postponed
2012-0322	Intercontinental Hotels Group	Postponed
2012-0323	Intercontinental Hotels Group	Postponed
2012-0324	Intercontinental Hotels Group	Postponed
2012-0325	Intercontinental Hotels Group	Postponed

Appeal No.	Name	Disposition (continued)
2012-0345	Chia Investment LLC	Postponed
2012-0346	Chia Investment LLC	Postponed

There being no further business, the Board, at the hour of 10:50 a.m., recessed to reconvene Tuesday, August 27, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 28, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 26, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4385
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,462,868.00
APPLICANT'S OPINION:	$28,576,355.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5390
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,876,000.00
APPLICANT'S OPINION:	$1,976,661.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5391
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,866,813.00
APPLICANT'S OPINION:	$1,973,375.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5392
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,480,000.00
APPLICANT'S OPINION:	$16,135,369.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5393
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,421,982.00
APPLICANT'S OPINION:	$16,097,128.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5394
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2007300159
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$15,000,000.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5395
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2008300109
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$15,300,000.00
APPLICANT'S OPINION:	$7,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5396
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2011989001
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,300,000.00
APPLICANT'S OPINION:	$7,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5397
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2011989002
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,569,014.00
APPLICANT'S OPINION:	$7,700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5398
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3794 022
PARCEL ADDRESS:	0135 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,025,926.00
APPLICANT'S OPINION:	$3,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5483
APPLICANT:	2070 PACIFIC COMPANY
PARCEL NO.:	0587 011
PARCEL ADDRESS:	2438 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,982,082.00
APPLICANT'S OPINION:	$4,884,319.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5484
APPLICANT:	2070 PACIFIC COMPANY
PARCEL NO.:	0587 011
PARCEL ADDRESS:	2438 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,965,533.00
APPLICANT'S OPINION:	$4,896,874.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5486
APPLICANT:	WAYLAND, LLC
PARCEL NO.:	0301 015
PARCEL ADDRESS:	1030 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,751,005.00
APPLICANT'S OPINION:	$1,251,005.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5487
APPLICANT:	WAYLAND, LLC
PARCEL NO.:	0301 015
PARCEL ADDRESS:	1030 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,746,857.00
APPLICANT'S OPINION:	$1,246,005.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5502
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	0297 007
PARCEL ADDRESS:	0624 TAYLOR ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,647,122.00
APPLICANT'S OPINION:	$10,067,080.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2517
APPLICANT:	BOHEMIUM CLUB
PARCEL NO.:	0297 007
PARCEL ADDRESS:	0624 TAYLOR ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,442,493.00
APPLICANT'S OPINION:	$5,794,552.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 26, 2013, at 1:30 p.m.

Present: Edward Campaña, Richard Lee and Diane Robinson

Quorum present

Chairperson: Edward Campaña, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 and 2010 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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8/26/13

Appeal No.	Name	Disposition
2011-5486	Wayland, LLC	Submitted
2011-5487	Wayland, LLC	Submitted

At the hour of 2:27 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:38 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5486	Wayland, LLC	A.V. Lowered (Board)
2011-5487	Wayland, LLC	A.V. Lowered by Board, higher than Assessor's recommended value.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4385	Avalon Golden Gate LLC	Postponed
2011-5390	Felcor Lodging Trust, Lessee	Postponed
2011-5391	Felcor Lodging Trust, Lessee	Postponed
2011-5392	Felcor Lodging Trust, Lessee	Postponed
2011-5393	Felcor Lodging Trust, Lessee	Postponed
2011-5394	Felcor Lodging Trust, Lessee	Postponed
2011-5395	Felcor Lodging Trust, Lessee	Postponed
2011-5396	Felcor Lodging Trust, Lessee	Postponed
2011-5397	Felcor Lodging Trust, Lessee	Postponed

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Appeal No.	Name	Disposition (continued)
2011-5398	Peggy Field Family LP	Postponed
2011-5483	2070 Pacific Company	Withdrawn
2011-5484	2070 Pacific Company	Withdrawn
2011-5502	Bohemian Club	Postponed
2012-2517	Bohemian Club	Postponed

There being no further business, the Board, at the hour of 2:43 p.m., recessed to reconvene Tuesday, August 27, 2013 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board October 10, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 27, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
8/27/13

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5372
APPLICANT:	CASSIDY, JOSEPH
PARCEL NO.:	3776 384
PARCEL ADDRESS:	0555 04TH ST, #813
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,110,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5373
APPLICANT:	CASSIDY, JOSEPH
PARCEL NO.:	3776 384
PARCEL ADDRESS:	0555 04TH ST, #813
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,110,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5374
APPLICANT:	CASSIDY, JOSEPH
PARCEL NO.:	3776 384
PARCEL ADDRESS:	0555 04TH ST, #813
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,107,369.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5375
APPLICANT:	CASSIDY, JOSEPH
PARCEL NO.:	3776 384
PARCEL ADDRESS:	0555 04TH ST, #813
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,115,707.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5380
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975 0979 NORTH POINT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,784,366.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5381
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975 0979 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,792,050.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5382
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975 0979 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,787,801.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5383
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975 0979 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,801,261.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5411
APPLICANT:	HOECK EXEMPT TRUST
PARCEL NO.:	3755 029
PARCEL ADDRESS:	1170 1180 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,811,774.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5412
APPLICANT:	HOECK EXEMPT TRUST
PARCEL NO.:	3755 029
PARCEL ADDRESS:	1170 1180 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,890,948.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5413
APPLICANT:	HOECK EXEMPT TRUST
PARCEL NO.:	3755 029
PARCEL ADDRESS:	1170 1180 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,928,764.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5414
APPLICANT:	HOECK EXEMPT TRUST
PARCEL NO.:	3755 029
PARCEL ADDRESS:	1170 1180 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,924,188.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5415
APPLICANT:	HOECK EXEMPT TRUST
PARCEL NO.:	3755 029
PARCEL ADDRESS:	1170 1180 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,938,676.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5423
APPLICANT:	20 COSMO PLACE, LLC
PARCEL NO.:	0298 033
PARCEL ADDRESS:	0020 COSMO PL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,517,070.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5432
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	0338 021A
PARCEL ADDRESS:	0347 EDDY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,700,000.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5468
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	0630 001
PARCEL ADDRESS:	2259 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,400,000.00
APPLICANT'S OPINION:	$2,576,470.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5469
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	0630 001
PARCEL ADDRESS:	2259 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,400,000.00
APPLICANT'S OPINION:	$2,576,470.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5470
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	0630 001
PARCEL ADDRESS:	2259 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,394,311.00
APPLICANT'S OPINION:	$2,576,470.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5471
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	0630 001
PARCEL ADDRESS:	2259 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,412,339.00
APPLICANT'S OPINION:	$2,576,470.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5472
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	0630 002
PARCEL ADDRESS:	2261 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,400,000.00
APPLICANT'S OPINION:	$1,511,041.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5473
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	0630 002
PARCEL ADDRESS:	2261 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,400,000.00
APPLICANT'S OPINION:	$1,511,041.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5474
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	0630 002
PARCEL ADDRESS:	2261 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,394,311.00
APPLICANT'S OPINION:	$1,511,041.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5475
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	0630 002
PARCEL ADDRESS:	2261 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,412,339.00
APPLICANT'S OPINION:	$430,054.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5609
APPLICANT:	JP MORGAN CHASE
PARCEL NO.:	0502 005G
PARCEL ADDRESS:	2750 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,546,049.00
APPLICANT'S OPINION:	$4,746,049.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5610
APPLICANT:	JP MORGAN CHASE
PARCEL NO.:	0502 005H
PARCEL ADDRESS:	2700 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,000,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 27, 2013, at 9:30 a.m.

Present: Greg Blaine, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 supplemental assessment roll being present, the Board heard evidence and testimony from both parties in support of an agreed upon value. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-5411	Hoeck Exempt Trust	Verbal Stipulation Approved

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The following listed applicant for change in the assessed valuation of property affecting the 2008 supplemental assessment roll being present, the Board heard evidence and testimony from both parties. At the hour of 10:30 a.m. the Board went into closed session to deliberate the below application. The Board reconvened in open session at 10:35 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-5372	Joseph Cassidy	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5373	Joseph Cassidy	Submitted
2011-5374	Joseph Cassidy	Submitted
2011-5375	Joseph Cassidy	Submitted
2011-5472	Balgobind Jaiswal	Verbal Stipulation Approved

At the hour of 11:20 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:38 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5373	Joseph Cassidy	A.V. Lowered (Board)
2011-5374	Joseph Cassidy	A.V. Lowered (Board)
2011-5375	Joseph Cassidy	A.V. Lowered (Board)

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took no action under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5412	Hoeck Exempt Trust	Withdrawn at Hearing
2011-5413	Hoeck Exempt Trust	Withdrawn at Hearing
2011-5414	Hoeck Exempt Trust	Withdrawn at Hearing
2011-5415	Hoeck Exempt Trust	Withdrawn at Hearing
2011-5468	Balgobind Jaiswal	Withdrawn at Hearing
2011-5469	Balgobind Jaiswal	Withdrawn at Hearing
2011-5470	Balgobind Jaiswal	Withdrawn at Hearing
2011-5471	Balgobind Jaiswal	Withdrawn at Hearing
2011-5473	Balgobind Jaiswal	Withdrawn at Hearing
2011-5474	Balgobind Jaiswal	Withdrawn at Hearing
2011-5475	Balgobind Jaiswal	Withdrawn at Hearing

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5380	Pamela Whitehead	Postponed
2011-5381	Pamela Whitehead	Postponed
2011-5382	Pamela Whitehead	Postponed
2011-5383	Pamela Whitehead	Postponed
2011-5423	20 Cosmo Place, LLC	Postponed
2011-5432	HAL SF Properties, LP	Withdrawn
2011-5609	JP Morgan Chase	Withdrawn
2011-5610	JP Morgan Chase	Withdrawn

There being no further business, the Board, at the hour of 11:43 a.m., recessed to reconvene Thursday, August 29, 2013, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board October 22, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 27, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5592
APPLICANT:	OAKLEY SALES CORP
PARCEL NO.:	2011900034
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,364,432.00
APPLICANT'S OPINION:	$435,147.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5593
APPLICANT:	OAKLEY SALES CORP
PARCEL NO.:	2011900033
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,434,219.00
APPLICANT'S OPINION:	$476,192.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5594
APPLICANT:	OAKLEY SALES CORP
PARCEL NO.:	2011900120
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,497,743.00
APPLICANT'S OPINION:	$549,298.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5595
APPLICANT:	OAKLEY SALES CORP
PARCEL NO.:	2011990043
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,474,034.00
APPLICANT'S OPINION:	$538,363.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0263
APPLICANT:	KROUSS REVOC TRUST
PARCEL NO.:	4060 050
PARCEL ADDRESS:	0701 MINNESOTA ST, 215
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$879,996.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3298
APPLICANT:	HOUSE, ROBERT
PARCEL NO.:	1449 009
PARCEL ADDRESS:	0343 17TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,964,682.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4971
APPLICANT:	LEONG, RONALD
PARCEL NO.:	1331 010
PARCEL ADDRESS:	0165 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$1,514,820.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5069
APPLICANT:	WANG, SHANPING
PARCEL NO.:	1870 006C
PARCEL ADDRESS:	1562 25TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$788,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5070
APPLICANT:	WANG, SHANPING
PARCEL NO.:	1870 006C
PARCEL ADDRESS:	1562 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$793,933.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5208
APPLICANT:	BEDNARSKI, KATE
PARCEL NO.:	3612 126
PARCEL ADDRESS:	2405 FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,129,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5209
APPLICANT:	BEDNARSKI, KATE
PARCEL NO.:	3612 126
PARCEL ADDRESS:	2405 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,134,802.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5717
APPLICANT:	FUNG, HENRY
PARCEL NO.:	3564 103
PARCEL ADDRESS:	0374 SANCHEZ ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$751,498.00
APPLICANT'S OPINION:	$638,998.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5718
APPLICANT:	FUNG, HENRY
PARCEL NO.:	3564 103
PARCEL ADDRESS:	0374 SANCHEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$755,779.00
APPLICANT'S OPINION:	$638,998.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 27, 2013, at 1:30 p.m.

Present: Louisa Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5592	Oakley Sales Corp	A.V. Lowered (Assessor)
2010-5593	Oakley Sales Corp	A.V. Lowered (Assessor)
2010-5594	Oakley Sales Corp	A.V. Lowered (Assessor)
2010-5595	Oakley Sales Corp	A.V. Lowered (Assessor)
2011-3298	Robert House	Submitted
2011-4971	Ronald Leong	Verbal Stipulation Approved
2011-5069	Shanping Wang	Submitted
2011-5070	Shanping Wang	Submitted
2011-5208	Kate Bednarski	Submitted
2011-5209	Kate Bednarski	Submitted

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At the hour of 4:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:37 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3298	Robert House	A.V. Lowered (Assessor); 2 to 1 vote with Member Mendoza dissenting.
2011-5069	Shanping Wang	Denied; 2 to 1 vote with Member Mendoza dissenting.
2011-5070	Shanping Wang	Denied
2011-5208	Kate Bednarski	A.V. Lowered (Board); 2 to 1 vote with Member Mendoza dissenting.
2011-5209	Kate Bednarski	A.V. Lowered (Board); 2 to 1 vote with Member Mendoza dissenting.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0263	Krouss Revoc Trust	Withdrawn
2011-5717	Henry Fung	Postponed
2011-5718	Henry Fung	Postponed

There being no further business, the Board, at the hour of 4:40 p.m., recessed to reconvene Wednesday, August 28, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, September 9, 2013.

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 28, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5689
APPLICANT:	BED BATH & BEYOND OF CALIFORNIA, LLC
PARCEL NO.:	2011900269
PARCEL ADDRESS:	
TOPIC:	..
CURRENT ASSESSMENT:	$6,612,509.00
APPLICANT'S OPINION:	$3,306,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5690
APPLICANT:	BED BATH & BEYOND OF CALIFORNIA, LLC
PARCEL NO.:	2011900268
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$6,674,077.00
APPLICANT'S OPINION:	$3,337,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5691
APPLICANT:	BED BATH & BEYOND OF CALIFORNIA, LLC
PARCEL NO.:	2011900267
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$7,106,264.00
APPLICANT'S OPINION:	$3,553,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5692
APPLICANT:	BED BATH & BEYOND OF CALIFORNIA, LLC
PARCEL NO.:	2011900266
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$6,721,917.00
APPLICANT'S OPINION:	$3,361,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4401
APPLICANT:	LANGE, JONATHAN
PARCEL NO.:	3514 216
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 1024
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$415,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4447
APPLICANT:	KINOSHITA, ROBERT
PARCEL NO.:	7126A329
PARCEL ADDRESS:	8100 OCEANVIEW TER, #206
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$275,000.00
APPLICANT'S OPINION:	$175,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4469
APPLICANT:	RCM CAPITAL MANAGEMENT LLC
PARCEL NO.:	2011203854
PARCEL ADDRESS:	00000555 0000MISSION ST, 1700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,400,398.00
APPLICANT'S OPINION:	$8,713,954.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4640
APPLICANT:	GHEVONDIAN, GARO
PARCEL NO.:	2011209845
PARCEL ADDRESS:	00000773 0000MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$377,358.00
APPLICANT'S OPINION:	$205,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4817
APPLICANT:	LOWES HIW INC.
PARCEL NO.:	2011210766
PARCEL ADDRESS:	0491 BAYSHORE BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,371,487.00
APPLICANT'S OPINION:	$1,671,200.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4949
APPLICANT:	LAUREL SPE, LLC dba THE LAUREL INN
PARCEL NO.:	1022 026
PARCEL ADDRESS:	0488 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,614,904.00
APPLICANT'S OPINION:	$7,972,762.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5612
APPLICANT:	SCHULTE, JASON
PARCEL NO.:	6528 036
PARCEL ADDRESS:	1060 1062 CAPP ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,945,000.00
APPLICANT'S OPINION:	$1,228,634.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5613
APPLICANT:	SCHULTE, JASON
PARCEL NO.:	6528 036
PARCEL ADDRESS:	1060 1062 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,945,000.00
APPLICANT'S OPINION:	$1,228,634.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5614
APPLICANT:	SCHULTE, JASON
PARCEL NO.:	6528 036
PARCEL ADDRESS:	1060 1062 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,955,000.00
APPLICANT'S OPINION:	$1,228,634.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 28, 2013, at 9:30 a.m.

Present: Louisa Mendoza, Fred Perez and Meg Ruxton

Quorum present

Chairperson: Louisa Mendoza, Presiding

SF
A82
#2
8/28/13

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5612	Jason Schulte	Withdrawn at Hearing
2011-5613	Jason Schulte	Verbal Stipulation Approved
2011-5614	Jason Schulte	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4640	Garo Ghevondian	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5689	Bed Bath & Beyond of California	Postponed
2010-5690	Bed Bath & Beyond of California	Postponed
2010-5691	Bed Bath & Beyond of California	Postponed
2010-5692	Bed Bath & Beyond of California	Postponed
2011-4401	Jonathan Lange	Postponed
2011-4447	Robert Kinoshita	Withdrawn
2011-4469	RCM Capital Management LLC	Postponed
2011-4817	Lowes HIW Inc.	Postponed
2011-4949	Laurel SPE, LLC	Postponed

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There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Monday, September 9, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 25, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 5, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
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#1
9/5/13

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4411
APPLICANT:	DJIE, MARYLYN
PARCEL NO.:	3771 125
PARCEL ADDRESS:	0501 BEALE ST., #21B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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AUG 28 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5247
APPLICANT:	LIANG, SUQING
PARCEL NO.:	6997 033
PARCEL ADDRESS:	0336 MONTICELLO ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$707,500.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5290
APPLICANT:	TURNQUIST, FLOYD
PARCEL NO.:	3767 287
PARCEL ADDRESS:	0201 HARRISON ST, 1028
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$295,000.00
APPLICANT'S OPINION:	$230,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5293
APPLICANT:	HO, RONALD
PARCEL NO.:	7117 040
PARCEL ADDRESS:	0174 VICTORIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$560,000.00
APPLICANT'S OPINION:	$422,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5338
APPLICANT:	PLOTITSA, ALEXANDER
PARCEL NO.:	6536 005
PARCEL ADDRESS:	1278 1282 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,636,528.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5352
APPLICANT:	LI, GLEN ZI
PARCEL NO.:	5335A150
PARCEL ADDRESS:	1828 NEWHALL ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$685,000.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5361
APPLICANT:	SALAS, LINDA
PARCEL NO.:	1282 037
PARCEL ADDRESS:	1138 1138 STANYAN ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$19,800.00
APPLICANT'S OPINION:	$5,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5476
APPLICANT:	WANG, YU XIAN
PARCEL NO.:	7028B009
PARCEL ADDRESS:	0021 SHAWNEE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$648,456.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5477
APPLICANT:	WANG, YU XIAN
PARCEL NO.:	7028B009
PARCEL ADDRESS:	0021 SHAWNEE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$653,336.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5657
APPLICANT:	DOHERTY, FRANCES
PARCEL NO.:	5340 024
PARCEL ADDRESS:	1506 REVERE AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$907,500.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5661
APPLICANT:	DOHERTY, FRANCES
PARCEL NO.:	5340 025
PARCEL ADDRESS:	1500V REVERE AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$907,700.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5675
APPLICANT:	LIANG, SUQING
PARCEL NO.:	6997 033
PARCEL ADDRESS:	0336 MONTICELLO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$705,820.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5676
APPLICANT:	LIANG, SUQING
PARCEL NO.:	6997 033
PARCEL ADDRESS:	0336 MONTICELLO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$711,130.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5702
APPLICANT:	TAM, TEDDY
PARCEL NO.:	3719 145
PARCEL ADDRESS:	0301 MISSION ST, #18B
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$685,000.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5703
APPLICANT:	TAM, TEDDY
PARCEL NO.:	3719 145
PARCEL ADDRESS:	0301 MISSION ST, #18B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$690,157.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5977
APPLICANT:	LINEBARGER, LOY
PARCEL NO.:	2412 024
PARCEL ADDRESS:	2464 14TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$44,973.00
APPLICANT'S OPINION:	$20,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0794
APPLICANT:	TAM, TEDDY
PARCEL NO.:	3719 145
PARCEL ADDRESS:	0301 MISSION ST, #18B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$685,000.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 5, 2013, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-5247	Suqing Liang	Submitted
2011-5293	Ronald Ho	Submitted
2011-5361	Linda Salas	Denied
2011-5476	Yu Xian Wang	Submitted
2011-5477	Yu Xian Wang	Submitted
2011-5657	Frances Doherty	Submitted
2011-5661	Frances Doherty	Submitted
2011-5675	Suqing Liang	Submitted
2011-5676	Suqing Liang	Submitted
2011-5977	Loy Linebarger	Continued

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4411	Marylyn Djie	Denied; No-Show
2011-5338	Alexander Plotitsa	Denied; No-Show
2011-5352	Glen Zi Li	Denied; No-Show
2011-5702	Teddy Tam	Denied; No-Show
2011-5703	Teddy Tam	Denied; No-Show
2012-0794	Teddy Tam	Denied; No-Show

There being no further business, the Board, at the hour of 1:42 p.m., recessed to reconvene Tuesday, September 10, 2013, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Wednesday, September 11, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Hearing Notice of Assessment Appeals Board No. 3

SPECIAL HEARING
Pursuant to Revenue & Taxation Code §1622.6
Room 406, City Hall
Friday, September 6, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action by the Alameda County Assessment Appeals Board involving:

APPLICATION:	2011-3017
APPLICANT:	COX, ALGERNON
PARCEL NO.:	5961-041
PARCEL ADDRESS:	0139 VALMAR TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$430,000.00
APPLICANT'S OPINION:	$385,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action by the Alameda County Assessment Appeals Board involving:

APPLICATION:	2011-3270
APPLICANT:	COX, ALGERNON
PARCEL NO.:	5428F018
PARCEL ADDRESS:	0088 ORSI CIR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$502,568.00
APPLICANT'S OPINION:	$485,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action by the Alameda County Assessment Appeals Board involving:

APPLICATION:	2012-3248
APPLICANT:	CONTRO, TERESA
PARCEL NO.:	5295 016
PARCEL ADDRESS:	1119 MENDELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$498,054.00
APPLICANT'S OPINION:	$295,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action by the Alameda County Assessment Appeals Board involving:

APPLICATION:	2012-3685
APPLICANT:	GEBRIAN, MARY
PARCEL NO.:	4991 271
PARCEL ADDRESS:	0758 LE CONTE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$482,258.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action by the Alameda County Assessment Appeals Board involving:

APPLICATION:	2012-5106
APPLICANT:	LEE, RICKY
PARCEL NO.:	2447 031
PARCEL ADDRESS:	2590 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$668,113.00
APPLICANT'S OPINION:	$490,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action by the Alameda County Assessment Appeals Board involving:

APPLICATION:	2013-0301
APPLICANT:	CONTRO, TERESA
PARCEL NO.:	5295 016
PARCEL ADDRESS:	1119 MENDELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$425,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action by the Alameda County Assessment Appeals Board involving:

APPLICATION:	2013-0302
APPLICANT:	LEE, RICKY
PARCEL NO.:	2447 031
PARCEL ADDRESS:	2590 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$681,474.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Special Meeting of Assessment Appeals Board Number 3, comprised of Board Members from Alameda County pursuant to Revenue & Taxation Code §1622.6, sitting for the City and County of San Francisco on Friday, September 6, 2013, at 9:30 a.m.

Present: Ted Dang, Kashmir Shahi and John Weed

Quorum present

Chairperson: Ted Dang, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from both parties for the below applications and then took the matters under submission.

At the hour of 10:38 a.m. the Board went into closed session to deliberate and take possible action on the below listed applications. The Board reconvened in open session at 11:00 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-3248	Teresa Contro	A.V. Lowered (Board)
2012-5106	Ricky Lee	A.V. Lowered (Board)
2013-0301	Teresa Contro	A.V. Lowered (Board)
2013-0302	Ricky Lee	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3017	Algernon Cox	Postponed
2011-3270	Algernon Cox	Postponed
2012-3685	Mary Gebrian	Withdrawn

There being no further business, the Board, at the hour of 11:12 a.m., recessed to reconvene Tuesday, September 10, 2013, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved on October 18, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

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Dawn Duran
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Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, September 9, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3271
APPLICANT:	CHANG INCOME PROPERTY PARTNERSHIP LP
PARCEL NO.:	3935 004
PARCEL ADDRESS:	0200 0250 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,096,079.00
APPLICANT'S OPINION:	$6,618,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4129
APPLICANT:	HARRISON-ALAMEDA JLFT LLC
PARCEL NO.:	3925 001
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$160,549.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4130
APPLICANT:	HARRISON-ALAMEDA JLFT LLC
PARCEL NO.:	3901 003
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,435,910.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4132
APPLICANT:	HARRISON-ALAMEDA JLFT LLC
PARCEL NO.:	3901 004
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,769,608.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4133
APPLICANT:	HARRISON-ALAMEDA JLFT LLC
PARCEL NO.:	3901 005
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,026,747.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4854
APPLICANT:	SAINEZ, JOHANNA
PARCEL NO.:	6078 001
PARCEL ADDRESS:	0404 NAPLES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$986,134.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5221
APPLICANT:	LOUIE, DAVID
PARCEL NO.:	1823 001
PARCEL ADDRESS:	2501 2503 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,539,666.00
APPLICANT'S OPINION:	$993,942.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5222
APPLICANT:	LOUIE, DAVID
PARCEL NO.:	1823 054
PARCEL ADDRESS:	2505 2509 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,640,390.00
APPLICANT'S OPINION:	$1,058,286.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5223
APPLICANT:	BIGELOW HOLDINGS, LLC
PARCEL NO.:	5237 033
PARCEL ADDRESS:	1275 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,598,994.00
APPLICANT'S OPINION:	$1,676,721.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0968
APPLICANT:	MITCHELL, RORY
PARCEL NO.:	2719B008
PARCEL ADDRESS:	0160 GRAYSTONE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,714,041.00
APPLICANT'S OPINION:	$4,514,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1003
APPLICANT:	KLEIN, ERIC
PARCEL NO.:	4004 008
PARCEL ADDRESS:	0256 - 0258 CONNECTICUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,087,988.00
APPLICANT'S OPINION:	$373,331.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1005
APPLICANT:	NOE VALLEY VENTURE LLC
PARCEL NO.:	2831 010
PARCEL ADDRESS:	4136 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,302,743.00
APPLICANT'S OPINION:	$790,157.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1014
APPLICANT:	SIMONI, RENEE
PARCEL NO.:	2719A003
PARCEL ADDRESS:	0115 GRAYSTONE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,557,303.00
APPLICANT'S OPINION:	$1,350,645.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3799
APPLICANT:	LOUIE, DAVID
PARCEL NO.:	1823 054
PARCEL ADDRESS:	2505 - 2509 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,673,197.00
APPLICANT'S OPINION:	$1,087,577.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3800
APPLICANT:	LOUIE, DAVID
PARCEL NO.:	1823 001
PARCEL ADDRESS:	2501- 2503 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,570,423.00
APPLICANT'S OPINION:	$1,020,774.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3802
APPLICANT:	BIGELOW HOLDINGS, LLC
PARCEL NO.:	5237 033
PARCEL ADDRESS:	1275 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,650,973.00
APPLICANT'S OPINION:	$1,723,132.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, September 9, 2013, at 9:35 a.m.

Present: Meg Ruxton, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3271	Chang Income Property Partners	Verbal Stipulation Approved
2011-5223	Bigelow Holdings, LLC	Submitted
2012-3802	Bigelow Holdings, LLC	Submitted

At the hour of 10:30 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 10:40 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5223	Bigelow Holdings, LLC	A.V.Lowered (Board)
2012-3802	Bigelow Holdings, LLC	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4129	Harrison-Alameda JLFT LLC	Withdrawn
2011-4130	Harrison-Alameda JLFT LLC	Withdrawn
2011-4132	Harrison-Alameda JLFT LLC	Withdrawn
2011-4133	Harrison-Alameda JLFT LLC	Withdrawn
2011-4854	Johanna Sainez	Postponed
2011-5221	David Louie	Withdrawn
2011-5222	David Louie	Withdrawn
2012-0968	Rory Mitchell	Postponed
2012-1003	Eric Klein	Withdrawn
2012-1005	Noe Valley Venture LLC	Withdrawn
2012-1014	Renee Simoni	Withdrawn
2012-3799	David Louie	Withdrawn
2012-3800	David Louie	Withdrawn

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There being no further business, the Board, at the hour of 10:43 a.m., recessed to reconvene Wednesday, September 25, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 2, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, September 10, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4187
APPLICANT:	TISHMAN, SPEYER, ARCHSTONE LP
PARCEL NO.:	3750 089
PARCEL ADDRESS:	0339 - 349 SAINT FRANCIS PL.
TOPIC:	Hearing on legal standing first, followed by valuation hearing
CURRENT ASSESSMENT:	$178,040,270
APPLICANT'S OPINION:	$135,262,790
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, CITY HALL, 1 DR. CARLTON B. GOODLETT PLACE
WEDNESDAY, SEPTEMBER 11, 2013
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session for the Board to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2011-5247

APPLICANT:	LIANG, SUQING
PARCEL NO.:	6997 033
PARCEL ADDRESS:	0336 MONTICELLO ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$102,500.00
APPLICANT'S OPINION:	$87,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B) APPLICATION: 2011-5293

APPLICANT:	HO, RONALD
PARCEL NO.:	7117 040
PARCEL ADDRESS:	0174 VICTORIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$560,000.00
APPLICANT'S OPINION:	$422,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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C) APPLICATION: 2011-5476

APPLICANT:	WANG, YU XIAN
PARCEL NO.:	7028B009
PARCEL ADDRESS:	0021 SHAWNEE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$648,456.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

D) APPLICATION: 2011-5477

APPLICANT:	WANG, YU XIAN
PARCEL NO.:	7028B009
PARCEL ADDRESS:	0021 SHAWNEE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$653,336.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

E) APPLICATION: 2011-5657

APPLICATION:	2011-5657
APPLICANT:	DOHERTY, FRANCES
PARCEL NO.:	5340 024
PARCEL ADDRESS:	1506 REVERE AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$540,500.00
APPLICANT'S OPINION:	$456,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

F) APPLICATION: 2011-5661

APPLICANT:	DOHERTY, FRANCES
PARCEL NO.:	5340 025
PARCEL ADDRESS:	1500V REVERE AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$540,500.00
APPLICANT'S OPINION:	$456,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

G) APPLICATION: 2011-5675

APPLICANT:	LIANG, SUQING
PARCEL NO.:	6997 033
PARCEL ADDRESS:	0336 MONTICELLO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$705,820.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

H) APPLICATION: 2011-5676

APPLICANT:	LIANG, SUQING
PARCEL NO.:	6997 033
PARCEL ADDRESS:	0336 MONTICELLO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$711,130.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Closed Meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, September 11, 2013 at 9:36 a.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:40 a.m. to review documents, deliberate and take possible action on the below listed applications. The Board reconvened in open session at 10:20 a.m. and took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-5247	Suqing Liang	Denied
2011-5293	Ronald Ho	A.V. Lowered (Board)
2011-5476	Yu Xian Wang	A.V. Lowered (Board)
2011-5477	Yu Xian Wang	A.V. Lowered (Board)
2011-5657	Frances Doherty	A.V. Lowered (Board)
2011-5661	Frances Doherty	A.V. Lowered (Board)
2011-5675	Suqing Liang	A.V. Lowered (Board)
2011-5676	Suqing Liang	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 10:28 a.m. recessed to reconvene Wednesday, October 2, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on October 9, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, September 25, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5451
APPLICANT:	XU, CHARLES
PARCEL NO.:	2464A022
PARCEL ADDRESS:	0172 ESCOLTA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$922,894.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5452
APPLICANT:	XU, CHARLES
PARCEL NO.:	2464A022
PARCEL ADDRESS:	0172 ESCOLTA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$929,842.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5674
APPLICANT:	LAU, HELEN
PARCEL NO.:	1599 013A
PARCEL ADDRESS:	0789 45TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$520,770.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5835
APPLICANT:	DAVIS, RUSSELL
PARCEL NO.:	3198 010
PARCEL ADDRESS:	1221 PLYMOUTH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$630,000.00
APPLICANT'S OPINION:	$494,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5902
APPLICANT:	HUANG, CHUN RONG
PARCEL NO.:	6436 046
PARCEL ADDRESS:	0155 BALTIMORE WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$610,000.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6348
APPLICANT:	CHON, KATHLEEN
PARCEL NO.:	6917 023
PARCEL ADDRESS:	0275 URBANO DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,323,700.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0008
APPLICANT:	SITU, ESTHER
PARCEL NO.:	7126A250
PARCEL ADDRESS:	8200 OCEANVIEW TER., #217
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$310,000.00
APPLICANT'S OPINION:	$268,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0064
APPLICANT:	YUEN, ROBERT
PARCEL NO.:	1561 023
PARCEL ADDRESS:	0578 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,438,751.00
APPLICANT'S OPINION:	$1,270,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0081
APPLICANT:	FULTON HOUSING, LLC
PARCEL NO.:	1896 025
PARCEL ADDRESS:	1684 - 1686 48TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$195,000.00
APPLICANT'S OPINION:	$30,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0082
APPLICANT:	FULTON HOUSING, LLC
PARCEL NO.:	1896 025
PARCEL ADDRESS:	1684 - 1686 48TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$698,764.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0083
APPLICANT:	FULTON HOUSING, LLC
PARCEL NO.:	1896 025
PARCEL ADDRESS:	1684 - 1686 48TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$712,739.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0123
APPLICANT:	HA, VAN
PARCEL NO.:	1710 027
PARCEL ADDRESS:	1282 41ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$735,044.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4832
APPLICANT:	XU, CHARLES
PARCEL NO.:	2464A022
PARCEL ADDRESS:	0172 ESCOLTA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$840,000.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 25, 2013, at 9:30 a.m.

Present: Joseph Tham, Louisa Mendoza and Daniel Hershkowitz

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5451	Charles Xu	Submitted
2011-5452	Charles Xu	Submitted
2011-5674	Helen Lau	Submitted
2011-6348	Kathleen Chon	Submitted
2012-0064	Robert Yuen	Submitted
2012-0123	Van Ha	Submitted
2012-4832	Charles Xu	Submitted

At the hour of 12:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 12:50 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5451	Charles Xu	A.V. Lowered (Board)
2011-5452	Charles Xu	A.V. Lowered (Board)
2011-5674	Helen Lau	Denied
2011-6348	Kathleen Chon	A.V. Lowered (Board)
2012-0064	Robert Yuen	A.V. Lowered (Board)
2012-0123	Van Ha	A.V. Lowered (Board)
2012-4832	Charles Xu	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5902	Chun Rong Huang	Denied-No Show
2012-0008	Esther Situ	Denied-No Show
2012-0081	Fulton Housing, LLC	Denied-No Show
2012-0082	Fulton Housing, LLC	Denied-No Show
2012-0083	Fulton Housing, LLC	Denied-No Show

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The following listed applicant for change in the assessed valuation of property affecting 2009 the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-5835	Russell Davis	Postponed

There being no further business, the Board, at the hour of 12:58 p.m., recessed to reconvene Wednesday, October 2, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on October 7, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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